

COMMON COUNCIL  
of the  
CITY OF SYRACUSE

(11/07)

REGULAR MEETING – NOVEMBER 7, 2022

1:00 P.M.

1. *Pledge of Allegiance to the Flag – (Led by the Hon. Helen Hudson, President of the Syracuse Common Council)*
2. *Invocation – (Delivered by Reverend Alan Rudnick, Dewitt Community Church, Syracuse, New York)*
3. *Roll Call – (All Present – 9)*
4. *Minutes – October 24, 2022 – (Adopted 9 – 0)*
5. *Public Hearing – Relative to Agenda Item #10, “Authorize the Name Change of the “911 Memorial” at Sheridan Park to the “Deputy Chief HT Laun 911 Memorial”, pursuant to the Revised General Ordinance of the City of Syracuse Chapter 17, Article 5, Section 17:42-47.” (Public Hearing was held on Tuesday, November 1, 2022, at 5:30 P.M.) (NO APPEARANCES)*

*Public Hearing – Relative to Agenda Item #11, “Authorize the Name Change of the “Fields” at Norwood Park to “John C. Smith, Jr. Fields”, pursuant to the Revised General Ordinance of the City of Syracuse Chapter 17, Article 5, Section 17:42-47.” (Public Hearing was held on Tuesday, November 1, 2022, at 5:30 P.M.) (IN FAVOR - Jeff Smith)*

*Public Hearing – Relative to Agenda Item #12, “Authorize the Name Change of the “Meachem Ice Arena” to “John F. Dunn Ice Arena at Meachem Park”, pursuant to the Revised General Ordinance of the City of Syracuse Chapter 17, Article 5, Section 17:42-47.” (Public Hearing was held on Tuesday, November 1, 2022, at 5:30 P.M.) (IN FAVOR - Jim Dunn and Mike Dunn)*

*Public Hearing – Relative to Agenda Item #30, “Amend Ord. #482, (07/11/2022), “Authorize – The D.P.W. 2022/2023 Unimproved Street Program (Slurry Seal), on behalf of the Department of Public Works as detailed in Appendix “A”, cost thereof to be charged to the premises fronting thereon. Total cost not to exceed \$1,500,000, from Account #541500.09.00525”. Amend to increase the amount not to exceed by \$26,824. Total cost not to exceed \$1,526,824.” (Public Hearing was held on Monday, November 7, 2022, at 1:00 P.M.) (NO APPEARANCES)*

6. *Petitions – (None)*

7. *Committee Reports – (None)*
8. *Communications – (From the Hon. Nader Maroun, City Auditor, the Final Version of the Procurement Performance Audit – Internal Controls, Policies and Procedures, with Administration Response)*

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**NEW BUSINESS**  
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BY PRESIDENT HUDSON:

- |           |  |           |
|-----------|--|-----------|
| <b>WD</b> | 9. <i>Resolution - Approving the Appointment of Various Persons as Commissioners of Deeds for 2021/2022.</i> | <b>WD</b> |
|-----------|--|-----------|

BY COUNCILOR CALDWELL:

- |            |  |            |
|------------|--|------------|
| <b>9-0</b> | 10. <i>Authorize – The Name Change of the “911 Memorial” at Sheridan Park to the “Deputy Chief HT Laun 911 Memorial”, pursuant to the Revised General Ordinance of the City of Syracuse Chapter 17, Article 5, Section 17:42-47. (Public Hearing was held on Tuesday, November 1, 2022, at 5:30 P.M).</i>  | <b>734</b> |
| <b>9-0</b> | 11. <i>Authorize - The Name Change of the “Fields” at Norwood Park to “John C. Smith, Jr. Fields”, pursuant to the Revised General Ordinance of the City of Syracuse Chapter 17, Article 5, Section 17:42-47. (Public Hearing was held on Tuesday, November 1, 2022, at 5:30 P.M.)</i>   | <b>735</b> |
| <b>9-0</b> | 12. <i>Authorize - The Name Change of the “Meachem Ice Arena” to “John F. Dunn Ice Arena at Meachem Park”, pursuant to the Revised General Ordinance of the City of Syracuse Chapter 17, Article 5, Section 17:42-47. (Public Hearing was held on Tuesday, November 1, 2022, at 5:30 P.M.)</i>   | <b>736</b> |
| <b>9-0</b> | 13. <i>Accept - From Onondaga County Health Department an in-kind donation of an accessible wheelchair charging station (valued at \$749) to be installed in a location along the Onondaga Creekwalk.</i>  | <b>737</b> |
| <b>9-0</b> | 14. <i>Accept – The transfer of the State of New York land adjacent to the Inner Harbor, (formerly known as the Barge Canal lands) to the City, as detailed in Attachment “A” and “B”. The legislation will certify to the Commissioner of the NYS Office of General Services that the City will maintain the land and use it for public recreational purposes in accordance with Section 34 of the Public Lands Law. No cost to the City.</i> | <b>738</b> |
| <b>9-0</b> | 15. <i>Authorize – The Acquisition of easements as set forth on Appendix “A” and “B” from COR Development adjacent to the Inner Harbor, to maintain electric and water services to the lands to be acquired from NYS in the Inner Harbor.</i>  | <b>739</b> |

16. Agreement – With Fight for Hearts to provide instructors to deliver up to 48 hours of fitness for a Youth Fitness Program, at a rate of \$80 per instructor hour, to participants in the city-based after school recreation programs held at community centers, parks, or virtually, between October 1, 2022-June 30, 2023, on behalf of the Department of Parks, Recreation & Youth Programs. Total amount not to exceed \$3,840, charged to account #71400.01.541500. **740**
- 9-0
17. Inter-municipal Agreement – With Onondaga County Department of Health, on behalf of the City of Syracuse, to support a pilot program through the County Healthy Schools and Communities Initiative Program, that offers new healthy food and drink options at concession stands in City ice rinks, golf courses, and other locations, for the period of November 1, 2022-October 31, 2023. The County will help plan, develop, implement, provide new foods and beverage options, along with shelving and signage, at no cost to the City. **741**
- 9-0
18. Bond Ordinance - Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost of the 2022/2023 Capital Improvement Program - Parks Department Bandwagon & Mobile Stage Replacement Project. Total amount not to exceed \$100,000. **742**
- 9-0
19. Authorize – The 2022/2023 Capital Improvement Program - Bandwagon & Mobile Stage Replacement Project, on behalf of the Department of Parks, as detailed in Schedule “A”. Total amount not to exceed \$100,000. **743**
- 9-0
20. Bond Ordinance - Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost of the 2022/2023 Capital Improvement Program – Stone Walls and Steps Project. Total amount not to exceed \$300,000. **744**
- 9-0
21. Authorize - The 2022/2023 Capital Improvement Program – Stone Walls and Steps Project, to be used for repairs and restoration of stone retaining walls and steps to include Westminster, Edgehill, Schiller, and Lincoln Parks. Total amount not to exceed \$300,000. **745**
- 9-0
22. Purchase (w/c/b) – Agreement and purchase of equipment, with KJ Electric, to install, start-up and repair the drives and motor controls to the main pump at Clinton Square Fountain, on behalf of the Department of Parks Recreation & Youth Programs, for the period of November 1, 2022-June 1, 2023. Total cost not to exceed \$30,000 from Capital Account #07.70200.599807.700401019. **746**

BY COUNCILOR GREENE:

- T 23. Local Law – Amend the Tax and Assessment Act of the City of Syracuse, Section 19-48.1(8) and Section 19-70(1) and it relates to installment payments of delinquent taxes. The amendment will remove the minimum require payment of 10% of the delinquent tax amount and amend the term of installment payment to a maximum of 60 months. **T**

24. Approve - Settlement of Tax Certiorari Proceedings – 235, Walton, LLC vs. The City of Syracuse, et.al. – Index Nos: 002984/2019, 003785/2020, 003481/2021 & 002727/2022. For the property located at 239 Walton Street (Tax Map; No.: 101.-16-03.1), (\$41,543.45) – Tax Years: 2019, 2020, 2021 & 2022, relative to assessed value as detailed in the legislation. Total County settlement is \$10,643.16. **9-0 747**
25. Agreement – With Spectrum Business, for the upgrade of existing internet services accounts for DPW and Water, as detailed the legislation. Total cost not to exceed \$2,300 annually, charged to IT Account #01.90000.595860. **9-0 748**
26. Amend – Ord. #392 (06/21/2022), “Appropriate Funds - From the American Rescue Plan Act of 2021 in an amount not to exceed \$50,000 and enter into a professional service agreement with ERPOne, on behalf of the Bureau of Information Technology, for AS400 retirement and conversion services. The Mayor waived the RFP process”. Amend agreement to expire February 3, 2023, and increase the total cost not to exceed to \$90,000 from ARPA Funds - Accounts #800069321 and #541500.01.168000. **9-0 749**
27. Correct Tax Rolls - (540 State Fair Boulevard Rear, 574 State Fair Boulevard Rear, 101-239 Salina Street North to Clinton Street North, 1081 Salina Street South to Montgomery Street, 1202-1204 McBride Street South and Taylor Street to change assessment for tax year 2022/2023), as detailed in Appendix “A”. **9-0 750**

BY COUNCILOR GETHERS:

28. Amend – Ord. #481, (07/11/2022), “Authorize – The appropriation of funds from Unallocated Cash Capital in an amount not to exceed \$1,500,000, for the 2022/2023 Unimproved Street Program (Slurry Seal) on behalf of the Department of Public Works, as detailed in Appendix “A”, from Account #541500.09.00525. Amend to increase the amount not to exceed by \$26,824. Total cost not to exceed \$1,526,824. (Public Hearing to be held on Monday, November 7, 2022, at 1:00 P.M.) (NO APPEARANCES) **9-0 751**
29. Amend – Ord. #482, (07/11/2022), “Authorize – The D.P.W. 2022/2023 Unimproved Street Program (Slurry Seal), on behalf of the Department of Public Works as detailed in Appendix “A”, cost thereof to be charged to the premises fronting thereon. Total cost not to exceed \$1,500,000, from Account #541500.09.00525”. Amend to increase the amount not to exceed by \$26,824. Total cost not to exceed \$1,526,824. (Public Hearing to be held on Monday, November 7, 2022, at 1:00 P.M.) (NO APPEARANCES) **9-0 752**
30. Agreement - With the Onondaga County Resource Recovery Agency (OCRRA) for use of OCRRA’S Solid Waste Management System (Hauler Agreement) for one-year from January 1, 2023-December 31, 2023, with a tipping fee of \$100 per ton or \$96 per ton for prompt payment. The recycling tipping fee is \$34 per ton. **9-0 753**

- 31. *Appropriate Funds – From the 2022/2023 Unallocated Cash Capital Account #599007.01.99999 in the amount not to exceed \$75,470, on behalf of the Department of Public Works, to purchase a 2022 Wheel Loader Grinder Bucket.* **754**
- 32. *Bond Ordinance - Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost of the 2022/2023 Department of Public Works Capital Improvement Plan-Traffic Management Center Infrastructure Upgrades Program. Total amount not to exceed \$80,000.* **755**
- 33. *Authorize – The 2022/2023 Department of Public Works Traffic Management Center Infrastructure Upgrades Program, to replace out of warranty and functionally obsolete equipment and tools in the Traffic Management Center (TMC), as detailed in Schedule “A”. Total amount not to exceed \$80,000.* **756**
- 34. *Accept - The Road Reconstruction of the City-owned 24” combined sewer located in Madison Street between Almond Street and Irving Avenue, from the New York State Dormitory Authority (DASNY) and the Office of Mental Health (OMH), which is being completed as part of the DASNY and OMH Project #345170. No cost to the City.* **757**

BY COUNCILOR SCHULTZ:

- 35. *Application & Agreement - To and with the United States Department of Transportation, for the 2021/2022 Strengthening Mobility and Revolutionizing Transportation (SMART) grant, in an amount not to exceed \$2,000,000 for an 18-month planning and demonstration phase, The City will use smart technologies and systems such as traffic signal technology and sensors to create safer transportation system for vehicles, bikes, scooters, and pedestrians. No local match required.* **758**

BY COUNCILOR HOGAN:

- 36. *Adopt - The Final Generic Environmental Impact Statement (FGEIS) Document for ReZone Syracuse – A Citywide Zoning Update, pursuant to the State Environmental Quality Review Act (SEQRA). The City is proposing to adopt a new Zoning Ordinance and map to replace, in its entirety, the existing City of Syracuse Zoning Rules and Regulations, as amended, and its accompanying map.* **759**
- 37. *Amend – Ord. #100 (03/14/2022) “Authorize - An Exemption Agreement with Creekside Landing Housing Fund Corporation (“the Corporation”) pursuant to Section 573 and Section 577 of Article 11 of the New York Private Housing Finance Law and Section 402 of the New York Not-For-Profit Corporation Law, to construct 66 affordable housing units at scattered sites (detailed in the legislation) throughout the City, a critical element of the Resurgent Neighborhoods Initiative. The term would be for the period of fifteen (15) years and each year based on 10% of the difference between gross rent minus utilities, or \$33,000, whichever is greater”. Amend to reduce the number of affordable housing units to be constructed to 52 units. The new list of properties is detailed in the legislation. All other terms and condition remain the same.* **760**

38. **9-0** *Appropriate Funds - From the American Rescue Plan Act of 2021 (ARPA) in an amount not to exceed \$444,400, to establish a revolving loan fund to provide financial capital to support designated Disadvantage Business Enterprises (DBE's) known as the DBE One Stop Initiative and enter into an agreement with SEDCO.* **761**
39. **9-0** *Agreement – With SEDCO, to establish a revolving loan fund to provide financial capital to support designated Disadvantage Business Enterprises (DBE's) known as the DBE One Stop Initiative. SEDCO will work with the City and County to implement the One Stop Initiative that is designed to recruit, assess, train, mentor, and provide capital, while facilitating consistent work opportunities for minority-owned firms within the Construction sector. The program includes a 10% administrative fee. The effective startup date is January 1, 2023.* **762**
40. **9-0** *Agreement – With Greater Syracuse Property Development Corporation, to allow the Land Bank's employees and agents access to the property at 500 Hawley Avenue and North Crouse Avenue (SBL.030.-03-01.0), to prepare for and perform Phase II environmental field work, to expire March 31, 2023, funded by EPA. The property is the former Patrick's Cleaners and is a suspected brownfield.* **763**
41. **9-0** *Special Permit - To approve an Indoor Amusement and Recreation located at 333 South Salina Street. At the Planning Commission meeting no one spoke in favor or in opposition to the proposal. There were no waivers. Acropolis Center, LLC c/o Ryan Benz. Owner/applicant.* **Gen. #20**

BY COUNCILOR MAJOK:

42. **9-0** *Application & Agreement – To and with NYS Division of Criminal Justice Service (DCJS), under the Community Policing Services (COPS) Crisis Intervention Teams Program, in an amount not to exceed \$50,000. Funds will be used for training for Anti-Violence Initiative in the Police Activity League (PAL) to assist PAL with the purchase of equipment, uniform, field trips, registration fees, marketing and other associated expense. No local match required.* **764**

BY COUNCILOR ALLEN:

43. **9-0** *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 720 Alvord Street North, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1)* **765**
44. **9-0** *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 817-819 Emerson Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 2)* **766**

- WD** 45. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 140 Mary Street, a wood house & barn, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1) **WD**
- 9-0** 46. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 906 Montgomery Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4) **767**
- 9-0** 47. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 109 Oberst Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1) **768**
- 9-0** 48. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 111 Ostrander Avenue East, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 3) **769**
- 9-0** 49. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 114 Randall Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 3) **770**
- H** 50. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 214 State Street North & Willow Street East, a brick building, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1) **H**
- 9-0** 51. Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 109 Stevens Place, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4) **771**

Syracuse Common Council  
Adjourned at 1:16 PM

10 18

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE NAMING OF  
911 MEMORIAL IN SHERIDAN PARK IN  
HONOR OF H T LAUN, DEPUTY FIRE CHIEF  
FOR THE CITY OF SYRACUSE**

WHEREAS, pursuant to Article 5, Chapter 17 of the Revised General Ordinances of the City of Syracuse, as amended, a public hearing was held before this Common Council in the Common Council on November 1, 2022, at 5:30 p.m. in reference to the proposed name change of the 911 Memorial in Sheridan Park to the “Deputy Chief H T Laun 911 Memorial” submitted to the Common Council on or prior to October 24, 2022 by the Commissioner of Parks, Recreation and Youth Programs; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, the Common Council authorizes that the 911 Memorial in Sheridan Park be named in honor of H T Laun, Deputy Fire Chief for the City of Syracuse; and

BE IT FURTHER ORDAINED, that the Mayor is authorized to take all action necessary to carry out this name change and designate the 911 Memorial in Sheridan Park as the Deputy Chief H T Laun 911 Memorial.

10 4-19



# DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

September 17, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

RE: Building Name Change inside Park

Dear Ms. McBride,

Please prepare legislation for the next scheduled Common Council meeting a request to review proposed name change of the 911 Memorial in Sheridan Park to "Deputy Chief H T Laun 911 Memorial." Justification for the request is attached on the next page.

This request is being made according to General Ordinance 18/2022, as it relates to Article 5, Section 17-42 to 17-47. If council approves of the initial proposal, this letter also requests a public hearing to consider the name change, with opportunity for the public to present their proposal and provide their input.

Please contact me with any questions.

Sincerely,

Julie LaFave, Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syrgov.net](http://www.syrgov.net)

6

**ORDINANCE AUTHORIZING THE NAMING OF  
THE FIELD WITHIN NORWOOD PARK IN  
HONOR OF JOHN C. SMITH, JR**

WHEREAS, pursuant to Article 5, Chapter 17 of the Revised General Ordinances of the City of Syracuse, as amended, a public hearing was held before this Common Council in the Common Council Chambers on November 1, 2022, at 5:30 p.m. in reference to the proposed name change of the field within Norwood Park to the “John C. Smith, Jr Fields” submitted to the Common Council on or prior to October 24, 2022 by the Commissioner of Parks, Recreation and Youth Programs; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, the Common Council authorizes that the field within Norwood Park be named in honor of John C. Smith, Jr; and

BE IT FURTHER ORDAINED, that the Mayor is authorized to take all action necessary to carry out this name change and designate the field within Norwood Park as the John C. Smith, Jr Fields.



11

# DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

September 17, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

RE: Field Name Change inside Park

Dear Ms. McBride,

Please prepare legislation for the next scheduled Common Council meeting a request to review proposed name change of the fields within Norwood Park to "John C. Smith, Jr Fields." Justification for the request is attached on the next page.

This request is being made according to General Ordinance 18/2022, as it relates to Article 5, Section 17-42 to 17-47. If council approves of the initial proposal, this letter also requests a public hearing to consider the name change, with opportunity for the public to present their proposal and provide their input.

Please contact me with any questions.

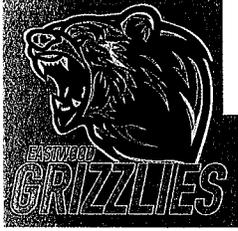
Sincerely,

Julie LaFave, Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov.net](http://www.syr.gov.net)



## Eastwood Grizzlies Youth Football & Cheer

238 Charles Ave.  
Syracuse, NY 13209  
(315) 863-2976  
Eastwoodgrizz21@gmail.com



To whom it may concern,

I am writing today in the hopes that you will consider a name change to the field house at Norwood Park. We would like to request that the name of the field house be changed to **John C Smith, Jr Fields**. John Smith "Papa" started the Eastwood Bears in 1961 and has made a positive impact on the community and the children. He has lead, coached, and mentored thousands of youth over the years. The Bears moved to Norwood Park in 1992 and John had two football fields and a field house built. It was Papa's vision and hard work that directly provided the Grizzlies with the opportunity that we have today to help the children in our community. We were able to put 225 kids in our program in our first year. That wouldn't be possible without having the great reputation that Papa had to retain football players and cheerleaders over the years. Being able to coach for 10 years at Eastwood, I was inspired by Papa and his leadership to take on this responsibility of being President of the Eastwood Grizzlies. I will work extremely hard to carry out the mission he started so long ago. We will be keeping a lot of memorabilia on display at the field house to help preserve some of the rich history of the Eastwood Bears. It is very important to us that we ensure the Bears are recognized for laying the foundation AND creating the path we are able to travel today to continue to create opportunities.

In closing, there is nobody more deserving of this honor than John "Papa" Smith. We fully support this proposed name change to the field house and we would be extremely excited to see this go through and will do everything in our power to carry on the great legacy of Papa in Eastwood!

Thank you for your time,  
Jeff Sharpe  
Eastwood Grizzlies President



Ordinance No.

2022

**ORDINANCE AUTHORIZING THE NAMING OF  
THE MEACHEM ICE RINK WITHIN MEACHEM  
PARK IN HONOR OF JOHN F. DUNN**

WHEREAS, pursuant to Article 5, Chapter 17 of the Revised General Ordinances of the City of Syracuse, as amended, a public hearing was held before this Common Council in the Common Council Chambers on November 1, 2022, at 5:30 p.m. in reference to the proposed name change of the Meachem Ice Rink to the “John F. Dunn Ice Arena at Meachem Park” submitted to the Common Council on or prior to October 24, 2022 by Common Councilor Rasheada Caldwell; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, the Common Council authorizes that the Meachem Ice Rink be named in honor of John F. Dunn; and

BE IT FURTHER ORDAINED, that the Mayor is authorized to take all action necessary to carry out this name change and designate the Meachem Ice Rink as the John F. Dunn Ice Arena at Meachem Park.

Common Council Office  
314 City Hall  
Syracuse, N.Y. 13202



12 35 36  
Council Office: (315) 448-8466  
Fax: (315) 448-8423

**CITY OF SYRACUSE COMMON COUNCIL**

**RASHEADA CALDWELL**  
Councilor-at-Large

October 19, 2022

Ms. Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York

Dear Ms. McBride:

Please prepare legislation for the October 24, 2022 Common Council Meeting Waiver Agenda authorizing a public hearing regarding the proposed name change of Meachem Ice Rink to "John 'JD' Dunn Ice Arena at Meachem Park."

This request is being made according to General Ordinance 18-2022, as it relates to Article 5, Section 17-42 to 17-47.

Justification for the request is attached on the next page.

Thank you for your attention in this matter.

Sincerely,

*Rasheada Caldwell / NC*  
Rasheada Caldwell  
Councilor-at-Large



# DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

September 17, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

RE: Building Name Change inside Park

Dear Ms. McBride,

Please prepare legislation for the next scheduled Common Council meeting a request to review proposed name change of Meachem Ice Rink to "John F Dunn Ice Arena at Meachem Park." Justification for the request is attached on the next page.

This request is being made according to General Ordinance 18/2022, as it relates to Article 5, Section 17-42 to 17-47. If council approves of the initial proposal, this letter also requests a public hearing to consider the name change, with opportunity for the public to present their proposal and provide their input.

Please contact me with any questions.

Sincerely,

Julie LaFave, Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov.net](http://www.syr.gov.net)

Ordinance No.

2022

**ORDINANCE AUTHORIZING ACCEPTANCE OF  
A DONATION OF AN ACCESSIBLE  
WHEELCHAIR CHARGING STATION FROM  
THE ONONDAGA COUNTY HEALTH  
DEPARTMENT TO BE INSTALLED IN THE  
ONONDAGA CREEKWALK**

BE IT ORDAINED, that this Common Council hereby authorizes the acceptance of a donation of an accessible wheelchair charging station from the Onondaga County Health Department, having a value not to exceed \$749.00; said accessible wheelchair charging station will be placed along the Onondaga Creekwalk and enable users of wheelchairs and other powered mobility devices to charge their device's batteries.



**DEPARTMENT OF PARKS,  
RECREATION & YOUTH PROGRAMS**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 14, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

RE: REQUEST FOR LEGISLATION

Dear Miss McBride:

Please prepare legislation for the next regularly scheduled Common Council meeting to authorize the acceptance of a donation from the Onondaga County Health Department of an accessible wheelchair charging station. The charging station will be installed in a location along the Onondaga Creekwalk and enable users of wheelchairs and other powered mobility devices to charge batteries.

The total value of the charging station is \$749.00.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Julie LaFave  
Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syrgov.net](http://www.syrgov.net)

A

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE CITY OF SYRACUSE TO ACCEPT AND ACQUIRE FROM THE STATE OF NEW YORK LANDS ADJACENT TO THE SYRACUSE INNER HARBOR FOR RECREATIONAL PURPOSES IN ACCORDANCE WITH THE NYS PUBLIC LANDS ACT**

WHEREAS, the properties set forth in Attachments “A” and “B” (known as the Barge Canal Terminal Lands) have been made available to the City of Syracuse by the New York State Office of General Services through the New York State Public Lands Act; and

WHEREAS the aforementioned properties will provide a great benefit to the community by being made available for general public recreational purposes in and around the Inner Harbor; and

WHEREAS the acquisition of such lands for recreational purposes will complement the existing Syracuse creek walk and amphitheater which are adjacent to said lands;

NOW, THEREFORE,

BE IT ORDAINED, that the Commissioner of Public Works is hereby authorized with the assistance of the Commissioner of Assessment and the Commissioner of Parks, to accept and acquire the lands set forth in Attachments “A” and “B” from the New York State Commissioner of General Services in accordance with Section 34 of the NYS Public Lands Act; and

BE IT FURTHER ORDAINED, that in consideration of the acquisition of the aforementioned properties as set forth in Attachments “A” and “B” for one dollar, the City of Syracuse agrees to improve and maintain said lands for general public recreational purposes; and

BE IT FURTHER ORDAINED, that all transfer documents associated with this transaction shall be subject to review and approval by the City’s Corporation Counsel as to form and legality.



**OFFICIAL ORDER  
NEW YORK STATE CANAL CORPORATION**

**SUBJECT:** Abandonment of the New York State Canal Corporation's Interest In and To certain Barge Canal Terminal Lands located in the City of Syracuse, Onondaga County, State of New York

**DATE:** November 20, 2013

**NUMBER:** CC- 84

**AUTHORITY:** Chapter 160 of the Laws of 2013; Article VI of the Canal Law, §§ 50 and 51

**WHEREAS**, Chapter 160 of the Laws of 2013 signed by Governor Andrew M. Cuomo on July 12, 2013 provides the authority to the New York State Canal Corporation (the "Canal Corporation") to abandon certain Barge Canal Terminal Lands located in the City of Syracuse, Onondaga County, State of New York;

**WHEREAS**, Article VI of the Canal Law provides the method of abandonment of Canal Lands, and pursuant to such provisions the Canal Corporation caused a Notice of Proposed Abandonment of such Barge Canal Terminal Lands situated in the City of Syracuse, County of Onondaga, State of New York, to be published once each week for three successive weeks in the "The Post-Standard", a newspaper published in the municipality where such lands are located, on October 26, 2013, November 3, 2013 and November 10, 2013;

**WHEREAS**, no statement was filed opposing the proposed abandonment;

**WHEREAS**, Article VI of the Canal Law further requires that a public hearing be held immediately after Notice of Proposed Abandonment has been published when the value of the Canal Lands to be abandoned is at least Fifty-Thousand Dollars (\$50,000);

**WHEREAS**, the value of the Barge Canal Terminal Lands described in the aforesaid Notice is at least \$50,000;

**WHEREAS**, a public hearing was held on November 19, 2013 at which evidence or further information could be submitted to the Canal Corporation, and no evidence or information opposing the proposed abandonment was submitted;

**WHEREAS**, the Canal Corporation Board by Resolution No. 590, adopted at Meeting CC-184, held on September 11, 2013 determined that the Barge Canal Terminal Lands and appertaining structures, more particularly described below are no longer necessary or useful as a part of the barge canal system, as an aid to navigation thereon, or for barge canal terminal purposes, and authorized the abandonment of said Barge Canal Terminal Lands and canal structures located thereon;

**WHEREAS**, notice of the proposed abandonment has been transmitted to the New York State Canal Recreationway Commission; and

**WHEREAS**, all revenues derived from the sale of the land abandoned by this Order are dedicated by statute to the Canal Development Fund, it is hereby

**ORDERED**, that pursuant to the authority granted by Chapter 160 of the Laws of 2013 and the provisions of Article VI of the Canal Law, the Canal Corporation's interest in and to the Barge Canal Terminal Lands hereinafter described and appertaining structures be, and the same hereby are, abandoned for Canal System purposes.

**ALL THAT TRACT OR PARCEL OF LAND** situate in the City of Syracuse, County of Onondaga, State of New York and being part of Marsh Lots 32, 33, 34 and 35 of the Onondaga Salt Springs Reservation, bounded and described as follows:

COMMENCING AT A POINT on the northwest line of West Kirkpatrick Street at a distance of 520.07 feet southwesterly measured along the northwest line of West Kirkpatrick Street from its intersection with the southwest line of Solar Street, said point also being station 63+34.10 at 436.88 feet offset left at right angles to the centerline of the Syracuse Terminal Channel baseline;

RUNNING THENCE: Northeasterly, along a curve to the left having a radius of 359.04 feet, a chord bearing of N-30°-59'-39"-E, and a chord distance of 307.89 feet, an arc distance of 318.20 feet to a point of reverse curvature;

RUNNING THENCE: Northerly, along a curve to the right having a radius of 515.00 feet, a chord bearing of N-06°-48'-51"-E, and a chord distance of 21.74 feet, an arc distance of 21.74 feet to a point or Place of Beginning of the parcel herein described;

RUNNING THENCE: S-56°-21'-00"-W, a distance of 627.30 feet to a point;

RUNNING THENCE: N-33°-39'-00"-W, a distance of 31.90 feet to a point;

RUNNING THENCE: S-56°-21'-00"-W, a distance of 60.00 feet to a point;

RUNNING THENCE: S-33°-39'-00"-E, a distance of 31.90 feet to a point;

RUNNING THENCE: S-56°-21'-00"-W, a distance of 73.64 feet to a point;

RUNNING THENCE: N-50°-39'-10"-W; a distance of 52.28 feet to a point;

RUNNING THENCE: N-56°-21'-00"-E, a distance of 736.26 feet to a point;

RUNNING THENCE: N-50°-17'-00"-W, a distance of 173.44 feet to a point;

RUNNING THENCE: S-56°-21'-00"-W, a distance of 365.60 feet to a point;

RUNNING THENCE: N-33°-39'-00"-W, a distance of 99.29 feet to a point;

RUNNING THENCE: N-56°-21'-00"-E, a distance of 335.94 feet to a point;

RUNNING THENCE: S-50°-17'-00"-W, a distance of 173.05 feet to a point;

RUNNING THENCE: S-56°-21'-00"-W, a distance of 365.21 feet to a point;

RUNNING THENCE: N-33°-39'-00"-W, a distance of 99.21 feet to a point;

RUNNING THENCE: N-56°-21'-00"-E, a distance of 335.57 feet to a point;

RUNNING THENCE: N-50°-17'-00"-W, a distance of 173.62 feet to a point;

RUNNING THENCE: S-56°-21'-00"-W, a distance of 364.95 feet to a point;

RUNNING THENCE: N-33°-39'-00"-W, a distance of 50.00 feet to a point;

RUNNING THENCE: N-56°-21'-00"-E, a distance of 402.20 feet to a point;

RUNNING THENCE: S-50°-17'-00"-E, a distance of 305.00 feet to a point;  
RUNNING THENCE: S-39°-43'-00"-W, a distance of 30.00 feet to a point;  
RUNNING THENCE: S-50°-17'-00"-E, a distance of 204.86 feet to a point;  
RUNNING THENCE: N-39°-43'-00"-E a distance of 30.00 feet to a point;  
RUNNING THENCE: S-50°-17'-00"-E, a distance of 298.98 feet to a point on a non-tangent curve;

RUNNING THENCE: Southerly, along a curve to the left having a radius of 515.00 feet, a chord bearing of S-09°-41'-43"-W and a chord distance of 30.04 feet, an arc distance of 30.05 feet to the POINT OR PLACE OF BEGINNING, containing 3.615 Acres, be the same, more or less.

**TOGETHER WITH AND SUBJECT TO** any and all covenants, easements and restrictions, whether or not of record.

All as shown as Parcel AR on Abandonment Map No. 896 on file in the New York State Canal Corporation, 200 Southern Boulevard, Albany, New York 12201-0189.



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Thomas J. Madison, Jr., Executive Director  
New York State Canal Corporation



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# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 25, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York

**Re: Legislation Authorizing the acquisition of State of New York lands adjacent to the Syracuse Inner Harbor for Recreational Purposes**

Dear Ms. McBride:

Please prepare legislation for the next Common Council Meeting authorizing the City to accept a transfer of New York State land (formerly known as the Barge Canal lands) in the Syracuse Inner Harbor as set forth in Attachment A and B. There will be no cost to the City as the lands are being transferred by New York State to the City for recreational purposes.

The legislation will certify to the Commissioner of the New York State Office of General Services that the City will maintain the land and use it for public recreational purposes in accordance with Section 34 of the Public Lands Law.

Sincerely yours,

Jeremy Robinson  
Commissioner of Public Works

Dept. of Public Works  
1200 Canal St. Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

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16

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE MAYOR TO ACQUIRE AND ACCEPT ON BEHALF OF THE CITY UTILITY EASEMENTS FROM COR DEVELOPMENT IN THE INNER HARBOR**

WHEREAS, New York State has agreed to transfer lands known as the Barge Canal Terminal Lands to the City of Syracuse (“City”) for use as a recreational area; and

WHEREAS, certain electric and water utilities run through COR Development (“COR”) owned land adjacent to the Barge Canal Terminal Lands to be acquired by the City; and

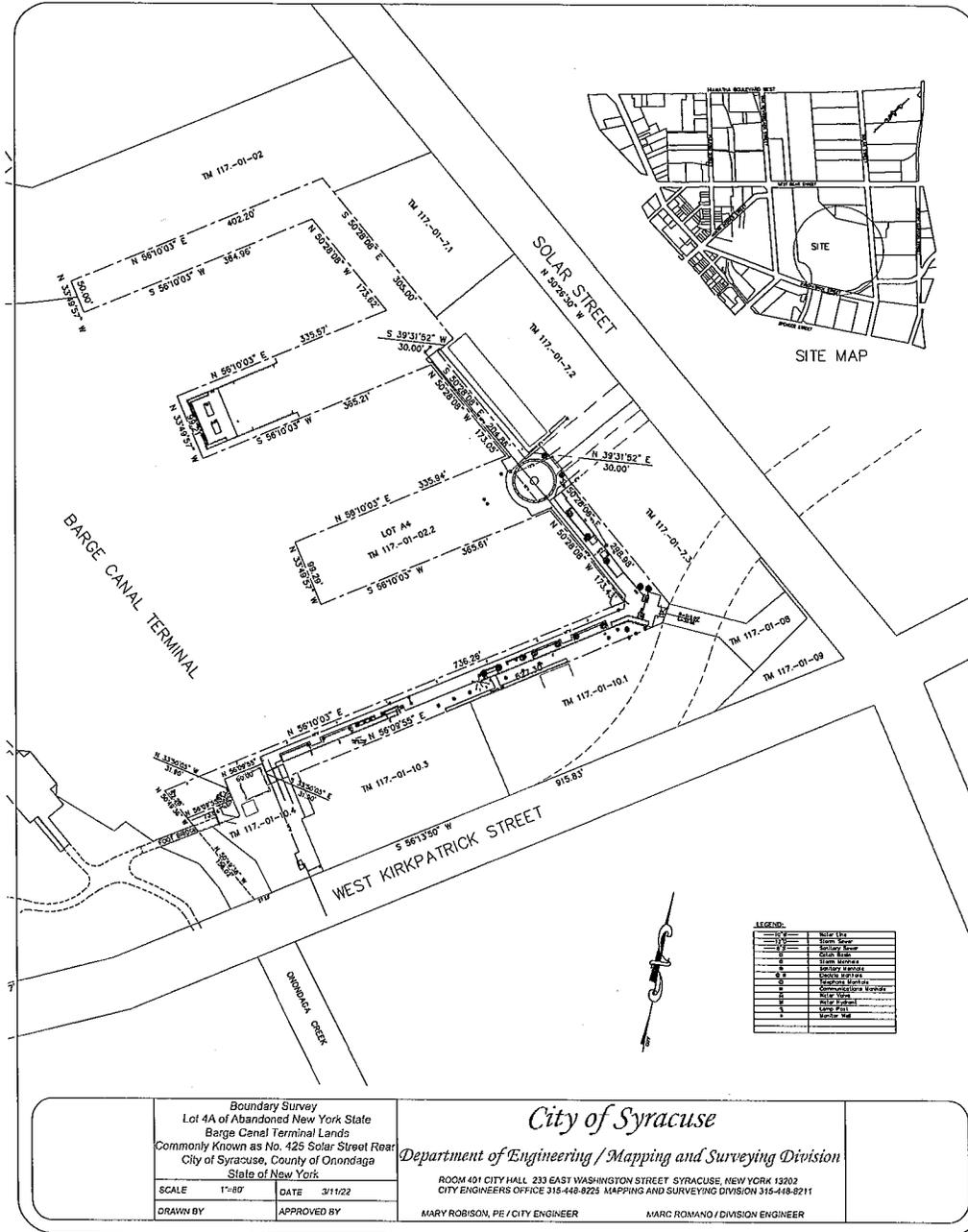
WHEREAS, the COR has agreed to grant the City such utility easements, as set forth in Attachments “A” and “B” to maintain the aforementioned electric and water utilities; and

WHEREAS, the Departments of Public Works and Water have reviewed the proposed easements and recommends consideration of the same; NOW, THEREFORE,

BE IT ORDAINED, this Common Council hereby accepts the water and electric utility easements located in the Inner Harbor as set forth in Attachments “A” and “B”; and

BE IT FURTHER ORDAINED, that all easement documents associated with this transaction shall be subject to review and approval by the City’s Corporation Counsel as to form and legality.

# Attachment "A"



Attachment "B"

**425 Solar Street Rear**

All that tract or parcel of land, situate in the City of Syracuse, County of Onondaga and State of New York being part of Salina Marsh Lots 32, 33, 34 and 35 in said city and being more particularly described as follows,

Commencing at the present intersection of the southwesterly street line of Solar Street with the present northwesterly street line of West Kirkpatrick Street, thence S  $56^{\circ}13'50''$  W along said northwesterly street line of West Kirkpatrick Street, a distance of 915.83 feet to the intersection of said street line and the present northeasterly line of Onondaga Creek,

Thence continuing S  $56^{\circ}13'50''$  W along said northwesterly street line of West Kirkpatrick Street a distance of 27.23 feet,

Thence N  $50^{\circ}49'36''$  W a distance of 156.02 feet to the actual point of beginning,

Thence N  $50^{\circ}49'36''$  W a distance of 52.28 feet,

Thence N  $56^{\circ}10'03''$  E a distance of 736.26 feet,

Thence N  $50^{\circ}28'08''$  W a distance of 173.43 feet,

Thence S  $56^{\circ}10'03''$  W a distance of 365.61 feet,

Thence N  $33^{\circ}49'57''$  W a distance of 99.29 feet,

Thence N  $56^{\circ}10'03''$  E a distance of 335.94 feet,

Thence N  $50^{\circ}28'08''$  W a distance of 173.05 feet,

Thence S  $56^{\circ}10'03''$  W a distance of 365.21 feet,

Thence N  $33^{\circ}49'57''$  W a distance of 99.21 feet,

Thence N  $56^{\circ}10'03''$  E a distance of 335.57 feet,

Thence N  $50^{\circ}28'08''$  W a distance of 173.62 feet,

Thence S  $56^{\circ}10'03''$  W a distance of 364.96 feet,

Thence N  $33^{\circ}49'57''$  W a distance of 50.00 feet,

Thence N  $56^{\circ}10'03''$  E a distance of 402.20 feet,

Thence S  $50^{\circ}28'08''$  E a distance of 305.00 feet,

Thence S  $39^{\circ}31'52''$  W a distance of 30.00 feet,

Thence S 50°28'08" E a distance of 204.86 feet,

Thence N 39°31'52" E a distance of 30.00 feet,

Thence S 50°28'08" E a distance of 298.98 feet,

Thence along a curve to the left with a radius of 515.00 feet and an arc length of 30.05 feet,

Thence S 56°09'55" W a distance of 627.30 feet,

Thence N 33°50'05" W a distance of 31.90 feet,

Thence S 56°09'55" W a distance of 60.00 feet,

Thence S 33°50'05" E a distance of 31.90 feet,

Thence S 56°09'55" W a distance of 73.64 feet to the point of beginning.

Containing 3.61 acres of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of way of record.



# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 25, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York

**Re: Legislation Authorizing the acquisition of easements from COR Development adjacent to the Syracuse Inner Harbor to maintain needed electric and water services.**

Dear Ms. McBride:

Please prepare legislation for the next Common Council Meeting authorizing the City to acquire easements as set forth on Appendix A and Appendix B from COR Development adjacent to the Syracuse Inner Harbor. These easements will be necessary to maintain electric and water service to the lands to be acquired from New York State in the Inner Harbor which request for approval is being made contemporaneously to the Common Council.

Sincerely yours,

Jeremy Robinson  
Commissioner of Public Works

Dept. of Public Works  
1200 Canal St. Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

[www.syr.gov.net](http://www.syr.gov.net)

**ORDINANCE AUTHORIZING AN AGREEMENT WITH FIGHT FOR HEARTS FOR PROVIDING SERVICES RELATIVE TO AN AFTER SCHOOL YOUTH FITNESS PROGRAM AS PART OF THE DEPARTMENT OF PARKS, RECREATION AND YOUTH PROGRAMS' AFTER SCHOOL EXPANDED FITNESS AND WELLNESS PROGRAM**

BE IT ORDAINED, subject to the approval of the Mayor, that the Mayor be and he is hereby authorized to enter into an agreement with Fight For Hearts to provide services related to an after school youth fitness program as part of the Department of Parks, Recreation and Youth Programs' After School Expanded Fitness and Wellness Program; and

BE IT FURTHER ORDAINED, that said agreement covers the provision of up to forty-eight (48) hours of fitness instruction and all the necessary equipment for the program, at a rate of \$80.00 per hour, with the classes to be offered between October 1, 2022 and June 30, 2023, at City Community Centers, Parks or offered virtually; and

BE IT FURTHER ORDAINED, that said agreement shall have a not to exceed cost of \$3,840.00 to be charged to Recreation Account #71400.01.541500; and

BE IT FURTHER ORDAINED, that said agreement shall contain such other terms and conditions as the Corporation Counsel shall deem in the best interest of the City of Syracuse.



# DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 12, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

**RE: RE: Contract for provision of youth fitness programs**

Dear Miss McBride:

Please place on the agenda for the next scheduled meeting of the Common Council the necessary legislation to authorize the Mayor, on behalf of the City of Syracuse Department of Parks, Recreation, and Youth Programs to enter into an agreement with **Fight For Hearts** for the provision of services related to a youth fitness program.

As part of the agreement, instructors from **Fight For Hearts** will deliver up to 48 hours of fitness, at a rate of \$80 per instruction hour, to participants in city-based after school recreation programs held at city community centers, parks, or offered virtually.

The agreement will include sessions scheduled between October 1, 2022 and June 30, 2023. All equipment will be provided by the contractor.

The amount of the contract **will not exceed \$3840.00**. Contract fees will be charged to budget account **#71400.01.541500**.

Sincerely,

Julie LaFave  
Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov](http://www.syr.gov)



# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd  
Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management & Budget *R*  
**DATE:** October 24, 2022  
**SUBJECT:** Agreement with Fight for Hearts

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Julie Castellitto  
Assistant Director

On behalf of the Department of Parks, Recreation & Youth Programs, I am requesting to enter an agreement with **Fight For Hearts** for the provision of services related to a youth fitness program.

As part of the agreement, instructors from Fight For Hearts will deliver up to 48 hours of fitness, at a rate of \$80 per instruction hour, to participants in city-based after school recreation programs held at city community centers, parks, or offered virtually.

The agreement will include sessions scheduled between October 1, 2022 and June 30, 2023. All equipment will be provided by the contractor.

The amount of the contract will not exceed \$3840.00. Contract fees will be charged to budget account #71400.01.541500.

If you agree to enter into this agreement, please indicate by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

  
\_\_\_\_\_  
Mayor Ben Walsh  
City of Syracuse, New York

10/26/22  
Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

**ORDINANCE AUTHORIZING AN  
INTERMUNICIPAL AGREEMENT BETWEEN  
THE CITY AND THE ONONDAGA COUNTY  
DEPARTMENT OF HEALTH RELATIVE TO A  
PILOT PROGRAM THAT OFFERS HEALTHY  
FOOD AND DRINK OPTIONS AT VARIOUS  
CITY PARKS CONCESSION STANDS**

BE IT ORDAINED, that the Mayor is authorized to execute an Intermunicipal Agreement between the City and the Onondaga County Department of Health (DOH) relative to a Pilot program providing healthy food and drink options at various City of Syracuse Parks concession stands; as part of this program DOH will help plan, develop, and implement healthy snack and beverage changes to supplement existing inventory at the concession areas of city ice rinks, golf courses, and other locations; and

BE IT FURTHER ORDAINED, that such Agreement shall be subject to the approval of the Corporation Counsel as to terms, form, and content; and

BE IT FURTHER ORDAINED, that there will be no cost to the City of Syracuse for supplies and services provided under this Agreement since funding is made possible through Onondaga County's Healthy Schools and Communities initiative; and

BE IT FURTHER ORDAINED, that the term of this Agreement shall be from November 1, 2022 to October 31, 2023.



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# DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

**Julie LaFave**  
Commissioner

October 14, 2022

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

RE: REQUEST FOR LEGISLATION

Please place on the agenda for the next meeting of the Common Council the necessary legislation to authorize the Mayor, on behalf of the City of Syracuse, to enter into an inter-municipal agreement with the Onondaga County Department of Health to support a pilot program that offers healthy food and drink options at city concession stands.

As part of this agreement, Onondaga County Department of Health will help plan, develop, and implement healthy snack and beverage changes to supplement existing inventory at the concession areas of city ice rinks, golf courses, and other locations. Onondaga County Health Department will provide new food and beverage items, as well as necessary shelving and signage. Food and beverage items supplied by the County will meet Dietary Guidelines for American Nutrition Standards and will be promoted by using signage to highlight the healthy options available. Standard snack and beverage options may remain however, 50% of the snacks and beverages will be made to meet nutritional standards. The intent is to ensure that all consumers of these venues have healthy and low cost options.

Funding for healthy snack items is made possible through Onondaga County's Creating Healthy Schools and Communities initiative.

There is no cost to the City of Syracuse for supplies and services provided under this agreement. Please contact me if you have any further questions. Length of the agreement shall be November 1, 2022 to October 31, 2023.

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov.net](http://www.syr.gov.net)

Sincerely,

Julie LaFave



# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management & Budget   
**DATE:** October 27, 2022  
**SUBJECT:** Intermunicipal Agreement with the Onondaga County Department of Health

---

**Julie Castellitto**  
Assistant Director

On behalf of the Department of Parks, Recreation & Youth Programs, I am requesting that the City of Syracuse enter into an intermunicipal agreement with the Onondaga County Department of Health to support a pilot program that offers healthy food and drink options at city concession stands.

As part of this agreement, Onondaga County Department of Health will help plan, develop, and implement healthy snack and beverage changes to supplement existing inventory at the concession areas of city ice rinks, golf courses, and other locations. Onondaga County Health Department will provide new food and beverage items, as well as necessary shelving and signage. Food and beverage items supplied by the County will meet Dietary Guidelines for American Nutrition Standards and will be promoted by using signage to highlight the healthy options available. Standard snack and beverage options may remain however, 50% of the snacks and beverages will be made to meet nutritional standards. The intent is to ensure that all consumers of these venues have healthy and low-cost options.

Funding for healthy snack items is made possible through Onondaga County's Creating Healthy Schools and Communities initiative.

There is no cost to the City of Syracuse for supplies and services provided under this agreement. Please contact me if you have any further questions. Length of the agreement shall be November 1, 2022 to October 31, 2023.

If you agree to enter into this agreement, please indicate by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

  
\_\_\_\_\_  
Mayor Ben Walsh  
City of Syracuse, New York

OCT 27 2022  
Date

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

Ordinance No.

2022

**BOND ORDINANCE OF THE CITY OF SYRACUSE AUTHORIZING THE ISSUANCE AND SALE OF BONDS IN THE AMOUNT OF ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) TO DEFRAY THE COST AND EXPENSE OF THE DEPARTMENT OF PARKS, RECREATION AND YOUTH PROGRAMS 2022/2023 CAPITAL IMPROVEMENT PROGRAM FOR REPLACEMENT OF THE BANDWAGON AND TO PURCHASE A MOBILE STAGE AND PERFORMANCE PLATFORMS**

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the specific object or purpose of providing funds to defray the cost and expense of the 2022/2023 Department of Parks, Recreation and Youth Programs Capital Improvement Program for the replacement of a Parks Department Bandwagon and to purchase a mobile stage and performance platforms that can be easily transported throughout the City of Syracuse, at a cost not to exceed One Hundred Thousand Dollars (\$100,000.00), general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. One Hundred Thousand Dollars (\$100,000.00) is estimated as the maximum cost of the specific object or purpose for which such bonds are to be issued.

Section 3. The plan for financing such specific object or purpose consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of One Hundred Thousand Dollars (\$100,000.00), thereby providing such sum for all the maximum cost of such specific object or purpose.

Section 4. It is hereby determined that the specific object or purpose for which bonds are to

be issued falls within subdivision 35 of paragraph (a) Section 11.00 of the Local Finance Law and the period of probable usefulness of such specific object or purpose is five (5) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the

Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital

Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or such

obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE ENGINEERING SERVICES AND CONSTRUCTION NEEDED FOR THE CITY OF SYRACUSE DEPARTMENT OF PARKS, RECREATION AND YOUTH PROGRAMS 2022/2023 CAPITAL IMPROVEMENT PROGRAM FOR REPLACEMENT OF THE BANDWAGON AND TO PURCHASE A MOBILE STAGE AND PERFORMANCE PLATFORMS**

BE IT ORDAINED, that this Common Council hereby authorizes the engineering services and construction needed for the City of Syracuse Department of Parks, Recreation and Youth Programs 2022/2023 Capital Improvement Program for replacement of the Bandwagon and to purchase of a Mobile Stage and performance platforms that can be easily transported throughout the City of Syracuse, at a total cost not to exceed \$100,000.00 and the Director of Management & Budget is hereby authorized to enter into a contract or contracts therefor in the manner provided by law; professional services for the project shall be obtained in accordance with Section 5-205A (8) of the Syracuse City Charter; charging the cost thereof to proceeds of the sale of bonds in the amount of \$100,000.00 authorized contemporaneously herewith by ordinance of this Common Council.

18-19



# SYRACUSE DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

**RE: REQUEST FOR LEGISLATION**

**2022/2023 CIP – Parks Department Bandwagon & Mobile Stage Replacement**

Dear Ms. McBride:

The Parks Department is requesting the following legislation prepared and placed on the next Common Council meeting agenda:

- Ordinance authorizing the sale and issuance of bonds to defray the cost of the 2022/2023 CIP – Parks Department Bandwagon & Mobile Stage Replacement, at a cost not to exceed \$100,000.00.
- Ordinance authorizing the Department of Parks, Recreation, & Youth Programs to proceed with the Purchase of Parks Department Bandwagon & Mobile Stage Replacement, from the Capital Improvement Program at a cost not to exceed \$100,000.00.

These funds will be used to support the replacement of a Parks Department Bandwagon. The additional funds will be used to support costs associated with the purchase of a mobile stage and performance platforms that can be easily transported throughout the City of Syracuse.

Funds, not to exceed \$100,000.00, from the 2022/2023 Capital Improvement Program will be established in an account, 70205.07.999999, as to be determined by the Commissioner of Finance.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Julie LaFave  
Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov.net](http://www.syr.gov.net)

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Department of Parks, Recreation, & Youth Programs

Proposed 2022/2023 – Capital Improvement Program

2022/2023 CIP – Parks Department Bandwagon & Mobile Stage Replacement – Schedule A

1. Mobile Concert Stage
2. Elevated Stage / Performance Platforms





City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	10/21/22	Department:	Parks
Project Name:	22/23 Parks Bandwagon Mobil Stage Replacement		
Project Cost:	\$ 100,000.00		
Contact Name:	Joshua Wilcox		
Project Description:	These funds will be used to support the replacement of a Parks Department Bandwagon. The additional funds will be used to support costs associated with the purchase of a mobile stage and performance platforms that can be easily transported throughout the City of Syracuse.		

**Projected Time Line & Funding Source(s)**

Estimated Start Date: Estimated Completion Date:

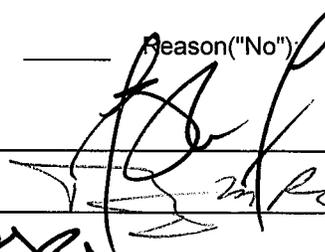
<u>Funding Source:</u>	<u>Dollar Amount:</u>
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	\$100,000.00
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Other (identify)	
Total Project Funding (must equal cost):\$	

**Estimated Project Borrowing Timeline**

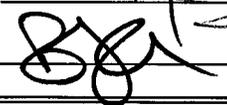
<u>Year</u>	<u>Fiscal Year</u>	<u>Estimated Amount to Borrow</u>
1	2023	\$100,000.00
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes  No  Reason("No"):

Director of Administration:  Date: 26 Oct 22

Director of Management & Budget:  Date: 10-25-22

Commissioner of Finance:  Date: 10/25/22

Ordinance No.

2022

**BOND ORDINANCE OF THE CITY OF SYRACUSE AUTHORIZING THE ISSUANCE AND SALE OF BONDS IN THE AMOUNT OF THREE HUNDRED THOUSAND DOLLARS (\$300,000.00) TO DEFRAY THE COST AND EXPENSE OF THE DEPARTMENT OF PARKS, RECREATION AND YOUTH PROGRAMS CAPITAL IMPROVEMENT PROGRAM FOR REPAIRS AND RESTORATION OF STONE RETAINING WALLS AND STEPS IN VARIOUS CITY PARKS**

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the specific object or purpose of providing funds to defray the cost and expense of the 2022/2023 Capital Improvement Program for repairs and restoration of stone walls and steps in City Parks, including Westminster, Edgehill, Schiller and Lincoln and other City parks as needed, at a cost not to exceed Three Hundred Thousand Dollars (\$300,000.00), general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. Three Hundred Thousand Dollars (\$300,000.00) is estimated as the maximum cost of the specific object or purpose for which such bonds are to be issued.

Section 3. The plan for financing such specific object or purpose consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of Three Hundred Thousand Dollars (\$300,000.00), thereby providing such sum for all the maximum cost of such specific object or purpose.

Section 4. It is hereby determined that the specific object or purpose for which bonds are to be issued falls within subdivision 12-a of paragraph (a) Section 11.00 of the Local Finance Law and

the period of probable usefulness of such class of objects or purposes is ten (10) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be

authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with

the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE ENGINEERING SERVICES AND CONSTRUCTION NEEDED FOR THE CITY OF SYRACUSE DEPARTMENT OF PARKS, RECREATION AND YOUTH PROGRAMS 2022/2023 CAPITAL IMPROVEMENT PROGRAM FOR REPAIRS AND RESTORATION OF STONE RETAINING WALLS AND STEPS IN VARIOUS CITY PARKS**

BE IT ORDAINED, that this Common Council hereby authorizes the engineering services and construction needed for the City of Syracuse Department of Parks, Recreation and Youth Programs 2022/2023 Capital Improvement Program for repairs and restoration of stone walls and steps in City Parks, including Westminster, Edgehill, Schiller and Lincoln and other City parks as needed, at a total cost not to exceed \$300,000.00 and the Director of Management & Budget is hereby authorized to enter into a contract or contracts therefor in the manner provided by law; professional services for the project shall be obtained in accordance with Section 5-205A (8) of the Syracuse City Charter; charging the cost thereof to proceeds of the sale of bonds in the amount of \$300,000.00 authorized contemporaneously herewith by ordinance of this Common Council.



20-21

# SYRACUSE DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 15, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

**RE: REQUEST FOR LEGISLATION – 2022/2023 CIP – Stone Walls and Steps**

Dear Ms. McBride:

Please prepare legislation for the next meeting of the Common Council to authorize funding appropriations for the 2022/2023 Capital Improvement Program, in the amount of \$300,000 to be spent on repair and restoration of stone retaining walls and steps within parks including but not limited to: Westminster Park, Edgehill Park, Schiller Park and Lincoln Park.

Additionally, authorize the sale and issuance of bonds for the City of Syracuse for the 2022/2023 in the amount not to exceed \$300,000 from the 2022/2023 Capital Improvement Program.

Funds, not to exceed \$300,000, from the 2022/2023 Capital Improvement Program will be established in an account, 70205.07.999999, as to be determined by the Commissioner of Finance.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Julie LaFave  
Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov.net](http://www.syr.gov.net)



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	October 17th 2022	Department:	Parks, Recreation & Youth Programs
Project Name:	Stone Walls and Steps		
Project Cost:	300,000.00		
Contact Name:	Alexa Geller, Landscape Architect		
Project Description:	\$300,000 to be spent on repair and restoration of stone retaining walls and steps within parks including but not limited to: Westminster Park, Edgehill Park, Schiller Park and Lincoln Park.		

**Projected Time Line & Funding Source(s)**

Estimated Start Date: 1/1/2023 Estimated Completion Date: 6/1/2023

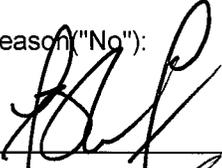
Funding Source:	Dollar Amount:
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	300,000
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Other (identify)	
Total Project Funding (must equal cost):\$	

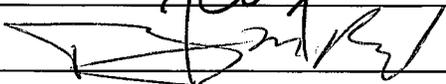
**Estimated Project Borrowing Timeline**

Year	Fiscal Year	Estimated Amount to Borrow
1		
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes  No  Reason("No"):

Director of Administration:  Date: 26 Oct 22

Director of Management & Budget:  Date: 10-25-22

Commissioner of Finance:  Date: 10/25/22

**ORDINANCE AUTHORIZING A WAIVER OF COMPETITIVE BID TO CONTRACT WITH KJ ELECTRIC TO PROVIDE PARTS AND INSTALLATION SERVICES RELATIVE TO THE DRIVES AND MOTOR CONTROLS AT THE CLINTON SQUARE FOUNTAIN ON BEHALF OF THE DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS**

BE IT ORDAINED, that the Common Council approves a waiver of competitive bidding to authorize an agreement with KJ Electric to provide parts and installation services for the drives and motor controls at the Clinton Square Fountain for the period November 1, 2022 through June 30, 2023 at a cost not to exceed \$30,000.00 without competitive bidding or formal advertising by reason the fact that it is impracticable to bid said item as KJ Electric as the fountain’s main pump is currently broken and KJ Electric is the only company available to provide the parts and installation required to repair; and

BE IT FURTHER ORDAINED, that the Director of Management and Budget is hereby authorized to purchase said parts and installation services at a cost not to exceed \$30,000.00, charging the cost thereof to 18/19 Pool Improvements Capital Account #07.70200.599807.700401019 or another appropriate account as designated by the Commissioner of Finance; and

BE IT FURTHER ORDAINED, that this waiver is hereby authorized to be extended, where necessary, for a period not to exceed sixty (60) days after June 30, 2023 provided funding from the appropriation authorized by this Ordinance remains available.



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# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

October 24, 2022

**Timothy M. Rudd**  
Director

Ms. Patricia McBride  
City Clerk  
City Hall  
Syracuse, New York

**Julie Castellitto**  
Assistant Director

**RE: Waiver of Competitive Bid – KJ Electric**

Dear Ms. McBride:

On behalf of the Department of Parks, Recreation and Youth Programs, please prepare legislation for the next scheduled Common Council meeting to authorize a waiver of the competitive bid process to enter into agreement and purchase equipment for a period of November 1, 2022 to June 30, 2023 from KJ Electric.

KJ Electric is the only company able to perform the installation, start up and repair the drives and motor controls at Clinton Square Fountain. Currently the main pump is broken and needs to be repaired.

Expenditures will not exceed \$30,000 and will be billed to 18/19 Pool Improvements Capital Account. Account #07.70200.599807.700401019.

Sincerely,

Timothy M. Rudd  
Director of Management and Budget

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

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# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget   
**DATE:** October 24, 2022  
**SUBJECT:** Waiver of Competitive Bid & Agreement – KJ Electric

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**Julie Castellitto**  
Assistant Director

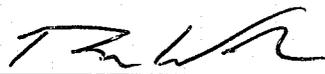
On behalf of the Department of Parks, Recreation & Youth Programs, I am requesting a waiver of competitive bid and to enter into agreement and purchase equipment for a period of November 1, 2022 to June 30, 2023 from KJ Electric.

KJ Electric is the only company able to perform the installation, start up and repair the drives and motor controls at Clinton Square Fountain. Currently the main pump is broken and needs to be repaired.

Expenditures will not exceed \$30,000 and will be billed to 18/19 Pool Improvements Capital Account. Account #07.70200.599807.700401019.

Please indicate your concurrence by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council meeting.

Thank you for your attention regarding this matter.

  
\_\_\_\_\_  
Mayor Ben Walsh  
City of Syracuse, New York

10/26/22  
Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)



**DEPARTMENT OF PARKS,  
RECREATION & YOUTH PROGRAMS**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

**Julie LaFave**  
Commissioner

Tim Rudd  
Budget Director  
231 City Hall  
Syracuse, NY 13202

RE: Waiver of Competitive Bid – KJ Electric

Dear Mr. Rudd:

Please prepare legislation for the next Common Council Meeting for a waiver of the competitive bid process to enter into agreement and purchase equipment for a period of November 1, 2022 to June 30, 2023 from KJ Electric on behalf of the Department of Parks, Recreation and Youth Programs.

KJ Electric is the only company able to perform the installation, start up and repair the drives and motor controls at Clinton Square Fountain. Currently the main pump is broken and needs to be repaired.

**Expenditures will not exceed \$30,000 and will be billed to 18/19 Pool Improvements Capital Account. Account #07.70200.599807.700401019.**

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Julie LaFave  
Commissioner

Syracuse Department  
of Parks, Recreation  
& Youth Programs  
412 Spencer Street  
Syracuse, N.Y. 13204

Office 315 473 4330  
Fax 315 428 8513

[www.syr.gov.net](http://www.syr.gov.net)

**A LOCAL LAW OF THE CITY OF SYRACUSE  
AMENDING SECTIONS 19-48.1 (8) AND 19-70(1)  
OF THE TAX AND ASSESSMENT ACT OF THE  
CITY OF SYRACUSE, AS AMENDED, RELATIVE  
TO INSTALLMENT PAYMENTS OF  
DELINQUENT TAXES**

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. Section 19-48.1 (8) of the Tax and Assessment Act of the City of Syracuse, as amended, which reads as follows:

**Sec. 19-48.1. Public auction process for tax delinquent properties.**

- (8) The department of assessment and the department of finance shall compute and make available to property owners and other interested persons the amounts due with interest, fees and penalties to redeem the subject property and remove the property from the public auction. Payment shall be required in the full amount, including expenses described in paragraph (6) above, by certified check or cash on or before the last business day before the date of the public auction specified in the public auction notices issued pursuant to this section. Notwithstanding the terms of this paragraph, eligible property owner(s) may be permitted to enter into an installment payment contract (commonly referred to as a tax trust agreement) at the discretion of the commission of finance in accordance with the terms of Section 47-a of the city of Syracuse Tax and Assessment Act [section 19-70 hereof]. Such installment payment contract shall require a minimum downpayment of ten (10) percent of the delinquent tax amount, including interest, fees and penalties and expenses required by paragraph (6) above, where applicable. Such installment payment contract must be entered into on or before the last business day prior to the actual auction date in order to qualify the property for removal from the public auction.

is amended to read as follows:

**Sec. 19-48.1. Public auction process for tax delinquent properties.**

- (8) The department of assessment and the department of finance shall compute and make available to property owners and other interested persons the amounts due with interest, fees and penalties to redeem the subject property and remove the property from the public auction. Payment shall be required in

the full amount, including expenses described in paragraph (6) above, by certified check or cash on or before the last business day before the date of the public auction specified in the public auction notices issued pursuant to this section. Notwithstanding the terms of this paragraph, eligible property owner(s) may be permitted to enter into an installment payment contract (commonly referred to as a tax trust agreement) at the discretion of the commission of finance in accordance with the terms of Section 47-a of the city of Syracuse Tax and Assessment Act [section 19-70 hereof]. Such installment payment contract must be entered into on or before the last business day prior to the actual auction date in order to qualify the property for removal from the public auction.

Section 2. Section 19-70. (1) of the Tax and Assessment Act of the City of Syracuse, as amended, which reads as follows:

**Sec. 19-70. Installment payment of delinquent taxes.**

- (1) *When delinquent taxes may be paid in installments.* When any city taxes, including any assessments for local improvements, upon any real property in the city of Syracuse shall have remained delinquent and unpaid until such real property has been sold for such unpaid taxes or assessments and a certificate or certificates have been taken therefor, the commissioner of finance may permit payment of such delinquent taxes and assessments and the fees and penalties thereon in such monthly installments as may be necessary to ensure full payment thereof within a period not to exceed the total number of months for which there are such delinquent and unpaid taxes and assessments, or sixty (60) months, whichever is shorter.

is amended to read as follows:

**Sec. 19-70. Installment payment of delinquent taxes.**

- (1) *When delinquent taxes may be paid in installments.* When any city taxes, including any assessments for local improvements, upon any real property in the city of Syracuse shall have remained delinquent and unpaid until such real property has been sold for such unpaid taxes or assessments and a certificate or certificates have been taken therefor, the commissioner of finance may permit payment of such delinquent taxes and assessments and the fees and penalties thereon in such monthly installments as may be necessary to ensure full payment thereof within a period not to exceed sixty (60) months.

Section 3. This local law shall take effect immediately subject to the provisions of the Municipal Home Rule Law of the State of New York.



# DEPARTMENT OF FINANCE

OFFICE OF THE COMMISSIONER  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

**Bradley O'Connor**  
Commissioner of  
Finance

**Michael Cannizzaro**  
First Deputy  
Commissioner

**Veronica Voss**  
Deputy Commissioner

Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York 13202

Re: Request for Legislation – Local Law amendment to the Tax and Assessment Act of the City of Syracuse (L. 1906, CH. 75) in relation to installment payments of delinquent taxes

Dear Ms. McBride:

Please prepare a local law to be placed on the agenda for the next regularly scheduled Common Council meeting to amend Section 19-48.1(8) and Section 19-70 of the City of Syracuse Tax and Assessment Act as follows:

Section 19-48.1(8):

Remove the following: "Such installment payment contract shall require a minimum downpayment of ten (10) percent of the delinquent tax amount, including interest, fees and penalties and expenses required by paragraph (6) above, where applicable."

Section 19-70(1):

Amend the term of installment payments to a maximum of sixty (60) months.

Sincerely,

Bradley O'Connor  
Commissioner of Finance

Department of Finance  
233 E. Washington St  
City Hall, Room 128  
Syracuse, N.Y. 13202

Office 315 448 8279  
Fax 315 448 8424

[www.syr.gov.net](http://www.syr.gov.net)

cc: Frank Caliva, Chief Administrative Officer  
Veronica Voss, Deputy Commissioner of Finance

Ordinance No.

2022

**ORDINANCE APPROVING SETTLEMENT OF A  
TAX CERTIORARI PROCEEDING AGAINST  
THE CITY OF SYRACUSE**

WHEREAS, the Commissioner of Assessment and Corporation Counsel have negotiated settlement with the attorney for the petitioner in a tax certiorari proceeding pending against the City of Syracuse; and

WHEREAS, the Corporation Counsel, in the best interest of the City, recommends settlement of this proceeding; and

WHEREAS, the Mayor has approved this settlement pursuant to Section 5-1103 of the Charter of the City of Syracuse, as amended; NOW, THEREFORE,

BE IT ORDAINED, pursuant to Section 5-1103 of the Charter of the City of Syracuse, as amended, this Common Council hereby approves the settlement of the following tax certiorari proceeding upon the following terms:

235 Walton, LLC v. City of Syracuse, et al.  
Index Nos. 2984/2019, 3785/2020, 3481/2021 and 2727/2022  
Property: 239 Walton Street (Tax Map #: 101.-16-03.1)  
Tax Years: 2019/20, 2020/21, 2021/22, & 2022/23

Under the terms of the proposed settlement, the Petitioner will settle and discontinue the proceedings for the property at 239 Walton Street upon the following terms:

**239 Walton Street**

- 2019/20 assessment will be unchanged
- 2020/21 assessment will be reduced from \$1,570,000 to \$925,000
- 2021/22 assessment will be reduced from \$1,570,000 to \$925,000
- 2022/23 assessment will be reduced from \$1,570,000 to \$925,000

The reduced assessments will result in the City refunding the following amounts to the Petitioner:

2020/21 City/School	\$ 19,097.49
2021/22 City/School	\$ 18,065.51
2022/23 City/School	\$ 4,380.45
<b>Total</b>	<b>\$ 41,543.45</b>

The reduced assessment for the 239 Walton Street parcel will result in the County refunding the following amounts to the Petitioner:

2021 County	\$ 8,171.21
2022 County	\$ 2,471.95
<b>Total</b>	<b>\$ 10,643.16</b>

**Total refund both City/School & County \$ 52,186.61**

BE IT FURTHER ORDAINED, that the refunds shall be paid without interest provided that they are issued within forty-five (45) days of receipt of the Demand for Refund, otherwise the interest shall be added from the respective date of overpayment; and

BE IT FURTHER ORDAINED, that refunds by the City of Syracuse for City/School taxes shall be paid from Account No. 01.19310.0.00; and

BE IT FURTHER ORDAINED, that refunds for Onondaga County real property taxes shall be paid from Account No. 01.05.442.03, with subsequent reimbursement from Onondaga County to the City of Syracuse pursuant to the terms of the agreement between the County and the City regarding refunds of County taxes; and

BE IT FURTHER ORDAINED, that the Corporation Counsel be and hereby is authorized to execute stipulations and any other documents necessary to settle the above tax certiorari proceeding.



**DEPARTMENT OF LAW**  
**OFFICE OF THE CORPORATION COUNSEL**  
**CITY OF SYRACUSE, MAYOR BEN WALSH**

October 27, 2022

**Susan R. Katzoff**  
Corporation Counsel

**Joseph W. Barry III**  
First Assistant  
Corporation Counsel

**Lee R. Terry**  
Senior Assistant  
Corporation Counsel

**Todd M. Long**  
Senior Assistant  
Corporation Counsel

Catherine E. Carnrike  
Meghan E. Ryan  
Amanda R. Harrington  
John C. Black Jr.  
Ramona L. Rabeler  
Sarah M. Knickerbocker  
Danielle B. Pires  
Patrick J. Parkinson  
Danielle R. Smith  
Zachary A. Waksman  
John J. Connor  
Gregory P. Fair  
Darienn P. Balin

Hon. Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York 13202

**Re: Ordinance Approving Settlement of Tax Certiorari Proceedings**  
**235 Walton, LLC vs The City of Syracuse, et al.**  
**Index Nos.: 002984/2019, 003785/2020, 003481/2021 & 002727/2022**  
**239 Walton Street (Tax Map No. : 101.-16-03.1)**  
**Tax Years: 2019, 2020, 2021, & 2022**

Dear Ms. McBride:

Please place on the agenda for the next meeting of the Common Council an ordinance authorizing the Corporation Counsel to settle the above referenced tax certiorari proceedings for the tax years indicated with 235 Walton, LLC, the Petitioner in the tax certiorari proceedings.

Under the terms of the proposed settlement, the Petitioner will discontinue the proceedings for the property at 239 Walton Street upon the following terms:

**239 Walton Street**

- 2019/20 assessment will be unchanged from \$1,570,000
- 2020/21 assessment will be reduced from \$1,570,000 to \$925,000
- 2021/22 assessment will be reduced from \$1,570,000 to \$925,000
- 2022/23 assessment will be reduced from \$1,570,000 to \$925,000

The reduced assessment for the 239 Walton Street parcel will result in the City refunding the following amounts to the Petitioner:

**Department of Law**  
**Office of Corp. Counsel**  
233 E. Washington St.  
City Hall, Room 300  
Syracuse, N.Y. 13202

Office 315 448-8400  
Fax 315 448-8381  
Email law@syr.gov.net

[www.syr.gov.net](http://www.syr.gov.net)

2020/21 City/School	\$ 19,097.49
2021/22 City/School	\$ 18,065.51
2022/23 City/School	\$ 4,380.45
<b>Total</b>	<b>\$ 41,543.45</b>

The reduced assessment for the 239 Walton Street parcel will result in the County refunding the following amounts to the Petitioner:

2021 County	\$ 8,171.21
2022 County	\$ 2,471.95
<b>Total</b>	<b>\$ 10,643.16</b>

**Total refund both City/School & County \$ 52,186.61**

The refunds shall be paid without interest provided said refunds are issued within forty-five (45) days of the demand for refund; if they are not paid within the specified 45-day period then interest shall be due to Petitioner from each respective date of overpayment. The City/School refunds shall be paid from account number 01.19310.0.000.

In my opinion, this settlement represents as good, if not more favorable, resolution of this case for the City than could be obtained at trial. This settlement is in the best interest of the City. This settlement is also recommended by the Assessment Commissioner.

Respectfully,



Susan R. Katzoff, Esq.  
Corporation Counsel

Cc: Sharon Owens

**ORDINANCE AUTHORIZING THREE  
CONTRACTS WITH SPECTRUM BUSINESS FOR  
THE INSTALLATION OF INTERNET SERVICE  
ACCOUNTS AT VARIOUS CITY LOCATIONS**

WHEREAS, Section 5-205-A of the Charter of the City of Syracuse, as amended, provides the Mayor shall "award contracts for professional services subject to the approval of the Common Council"; and

WHEREAS, the Mayor has approved the retention of Spectrum Business, under the following terms:

- (1) Spectrum Business (Spectrum) shall provide for the installation of replacement internet service accounts as follows:
  - (a) New service accounts with download speeds of 940 Mbps and upload speeds of 35 Mbps at each of the following locations: 1200 Canal Street (Department of Public Works); and 101 N Beech Street (Department of Water).
  - (b) New service accounts with download speeds of 200 Mbps and upload speeds of 10 Mbps at 20 W Genesee Street (Department of Water).
- (2) The City shall pay Spectrum a monthly fee of \$329.99 for each of the new accounts with download speeds of 940 Mbps and upload speeds of 35 Mbps, \$109.99 for each of the new accounts with download speeds of 200 Mbps and upload speeds of 10 Mbps, and a one-time \$99.00 installation charge for each replacement internet service account; total annual costs for all services provided under this agreement shall not exceed \$2,300.00 per year.

NOW, THEREFORE,

BE IT ORDAINED, that the Mayor, on behalf of the City of Syracuse, be and he hereby is authorized to execute such contract, as hereinabove stated, subject to the approval of the Corporation Counsel as to terms, form and execution; and

BE IT FURTHER ORDAINED, that all costs associated with this agreement shall be charged to I.T: Fund =01, Dept. =90000, Account=595860 or such other appropriate account as designated by the Commissioner of Finance.



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# Office of Information Technology

CITY OF SYRACUSE, MAYOR BEN WALSH

October 22, 2022

**David Prowak**  
Director

Ms. Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

Re: Agreement with Spectrum Business

Dear Ms. Patricia McBride

Please prepare legislation to be introduced at the next Common Council Meeting authorizing new contracts between the City of Syracuse and Spectrum Business for the upgrade of existing internet service accounts at the following City locations:

Location	Current Service	New Service	Current Monthly Charge	New Monthly Charge	Monthly Cost Increase	Install Cost
<b>DPW 1200 Canal St</b>	100 X 10	940 X 35	\$219.98	\$329.99	\$90.01	\$99.00
<b>Water 101 N Beech St</b>	100 X 10	940 X 35	\$229.98	\$329.99	\$100.01	\$99.00
<b>Water 20 W Genesee St</b>	100 X 10	200 X 10	\$139.98	\$109.99	\$ -29.99	\$99.00
					<b>\$160.03</b>	<b>\$297.00</b>

The \$297.00 in install fees and the monthly increase of \$160.03 will be paid via I.T. using Fund = 01, Dept = 90000, Account = 595860 and will not exceed \$2,300/year.

Office of Information  
Technology  
233 E Washington St  
Room 423  
Syracuse, N.Y. 13202

Sincerely,

Office 315 448-8431

**X**

[www.syr.gov.net](http://www.syr.gov.net)

David Prowak  
Director of Information Technology

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# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget   
**DATE:** October 24, 2022  
**SUBJECT:** Agreement – Spectrum Business

**Julie Castellitto**  
Assistant Director

On behalf of the Department of Information Technology, I am requesting the City enter into an agreement with Spectrum Business for the upgrade of existing internet service accounts at the following City locations:

Location	Current Service	New Service	Current Monthly Charge	New Monthly Charge	Monthly Cost Increase	Install Cost
DPW 1200 Canal St	100 x 10	940 x 35	\$219.98	\$329.99	\$90.01	\$99.00
Water 101 N Beech St	100 x 10	940 x 35	\$229.98	\$329.99	\$100.01	\$99.00
Water 20 W Genesee St	100 x 10	200 x 10	\$139.98	\$109.99	\$-29.99	\$99.00
					<b>\$160.03</b>	<b>\$297.00</b>

The \$297.00 in install fees and the monthly increase of \$160.03 will be paid via IT using Fund = 01, Dept = 90000, Account = 595860 and will not exceed \$1,200/year.

Please indicate your concurrence by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

  
\_\_\_\_\_  
Mayor Ben Walsh  
City of Syracuse, New York

10/26/22  
Date

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

Ordinance No.

2022

**ORDINANCE AMENDING ORDINANCE NO. 392-2022 AUTHORIZING THE APPROPRIATION OF \$50,000 OF THE AMERICAN RESCUE PLAN ACT OF 2021 (ARPA) FUNDS RECEIVED BY THE CITY OF SYRACUSE TO ENTER INTO AN AGREEMENT WITH ERPONE FOR AS400 RETIREMENT AND CONVERSION CONSULTANT SERVICES**

BE IT ORDAINED, that Ordinance No. 392-2022 is hereby amended to read as follows:

WHEREAS, the Mayor waived the RFP process and approved of the City entering into an agreement with ERPOne for the Bureau of Information Technology under the terms set forth below; NOW, THEREFORE

BE IT ORDAINED, that this Common Council hereby appropriates the sum of \$50,000.00 of the American Rescue Plan Act of 2021 (ARPA) Funds received by the City of Syracuse to Account #800069321 or another appropriate account to be determined by the Commissioner of Finance for the Bureau of Information Technology; said funds are to be used to enter into an agreement with ERPOne to provide consulting services for AS400 retirement activities through the Kronos conversion hypercare phase; and

BE IT FURTHER ORDAINED, subject to the approval of the Mayor, that the Common Council hereby authorizes executing an agreement with ERPOne for the Bureau of Information Technology relative to providing consulting services for AS400 retirement activities through the Kronos conversion hypercare phase at a cost not to exceed \$50,000.00, in the manner provided by law; and

BE IT FURTHER ORDAINED, that the term of this agreement shall be extended through February 3, 2023 at an additional cost not to exceed \$40,000.00; and

BE IT FURTHER ORDAINED, that the total cost for all services authorized under this agreement shall not exceed \$90,000.00\*, \$50,000.00 of which shall be charged to ARPA Account #800069321 or another appropriate account as designated by the Commissioner of Finance, and the remaining \$40,000.00 of which shall be charged to Budget Account #541500.01.16800 or another appropriate account as designated by the Commissioner of Finance; and

BE IT FURTHER ORDAINED, that upon execution of the aforementioned agreement, the ARPA funds will be expended, subject to the approval of the Commissioner of Finance; and

BE IT FURTHER ORDAINED, that the agreement shall be subject to the approval of the Corporation Counsel as to terms, form and execution.

\_\_\_\_\_ = new material

\*previously authorized total was \$50,000.00



# BUREAU OF INFORMATION TECHNOLOGY

CITY OF SYRACUSE, MAYOR BEN WALSH

**Kelsey May**  
Director of Digital Services

21 October 2022

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

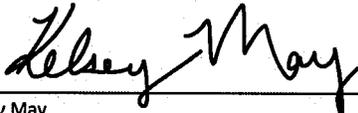
RE: Amend Ordinance 392-2022 to extend contract with ERPOne for AS400 retirement and conversion services and increase the not to exceed amount;

Ms. McBride,

Please prepare legislation for the next meeting of the Common Council authorizing the City for to extend a contract with ERPOne to provide oversight of AS400 retirement activities.

The previous contract for this scope of services was with CherryRoad Technologies, who subcontracted ERPOne to complete the scope of services. For the next phase of this work, we opted to contract directly with ERPOne. This request is for an extension of that work through February 3, 2023.

The cost of these services shall be charged to an account determined by the Commissioner of Finance and the amount for which is not to exceed \$90,000 and will be paid for by previously appropriated ARPA funds in account 800069321 and account 541500.01.16800.

X 

Kelsey May  
Director of Digital Services

Information Technology  
233 E. Washington St.  
City Hall, Room 415  
Syracuse, N.Y. 13202

CC: Frank Caliva, Chief Administrative Officer  
CC: Timothy Rudd, Budget Director

Office 315 448 8250  
Fax 315 448 8008

[www.syr.gov.net](http://www.syr.gov.net)



# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget   
**DATE:** October 24, 2022  
**SUBJECT:** Amend Ordinance #392-2022 - ERPOne

---

**Julie Castellitto**  
Assistant Director

On behalf of the Department of Information Technology, I am requesting the City of Syracuse amend Ordinance No. 392-2022 to extend a contract with ERPOne to provide oversight of AS400 retirement activities.

The previous contract for this scope of service was with CherryRoad Technologies, who subcontracted ERPOne to complete the scope of services. For the next phase of this work, we opted to contract directly with ERPOne. This request is for an extension of that work through February 3, 2023.

The cost of these services shall be charged to an account determined by the Commissioner of Finance and the amount for which is not to exceed \$90,000 and will be paid for by previously appropriated ARPA funds n account 800069321 and account 541500.01.16800.

Please indicate your concurrence by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

  
\_\_\_\_\_  
Mayor Ben Walsh  
City of Syracuse, New York

10/26/22  
Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

**Ordinance No.**

**2022**

**ORDINANCE AUTHORIZING CORRECTION OF  
TAX ROLLS**

BE IT ORDAINED, that the Commissioner of Finance be and he is hereby directed to correct the tax rolls as shown on the attached Appendix "A".

## CHANGE ASSESSMENT FOR 2022/23 ROLL

IS:

SHOULD BE:

County of Onondaga  
 540 State Fair Blvd Rear  
 0286003000  
 114.-02-44.0  
 LAND - \$6,100  
 FULL - \$6,100  
 EXEMPT - \$6,100 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE SKC02 - \$60  
 ALL OTHER CHARGES AS BILLED

County of Onondaga  
 540 State Fair Blvd Rear  
 0286003000  
 114.-02-44.0  
 LAND - \$6,100  
 FULL - \$6,100  
 EXEMPT - \$6,100 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE - \$0  
 ALL OTHER CHARGES AS BILLED.

County of Onondaga  
 574 State Fair Blvd Rear  
 0286003200  
 114.-02-45.0  
 LAND - \$3,100  
 FULL - \$3,100  
 EXEMPT - \$3,100 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE SKC02 - \$60  
 ALL OTHER CHARGES AS BILLED

County of Onondaga  
 574 State Fair Blvd Rear  
 0286003200  
 114.-02-45.0  
 LAND - \$3,100  
 FULL - \$3,100  
 EXEMPT - \$3,100 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE - \$0  
 ALL OTHER CHARGES AS BILLED.

CHANGE ASSESSMENT FOR 2022/23 ROLL

IS:

SHOULD BE:

County of Onondaga  
 516 State Fair Blvd Rear  
 0286002600  
 114.-02-42.0  
 LAND - \$8,000  
 FULL - \$8,000  
 EXEMPT - \$8,000 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE SKCO2 - \$60.00  
 ALL OTHER CHARGES AS BILLED

County of Onondaga  
 516 State Fair Blvd Rear  
 0286002600  
 114.-02-42.0  
 LAND - \$8,000  
 FULL - \$8,000  
 EXEMPT - \$8,000 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE - \$0  
 ALL OTHER CHARGES AS BILLED.

County of Onondaga  
 524 State Fair Blvd Rear  
 0286002700  
 114.-02-43.0  
 LAND - \$3,300  
 FULL - \$3,300  
 EXEMPT - \$3,300 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE SKC02 \$60.00  
 ALL OTHER CHARGES AS BILLED

County of Onondaga  
 524 State Fair Blvd Rear  
 0286002700  
 114.-02-43.0  
 LAND - \$3,300  
 FULL - \$3,300  
 EXEMPT - \$3,300 (13100)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 SIDEWALK CHARGE - \$0  
 ALL OTHER CHARGES AS BILLED.

APPENDIX "A"

CHANGE ASSESSMENT FOR 2022/23 ASSESSMENT ROLL

IS:

101 North Salina Street, LLC  
 101-239 Salina St N to Clinton St N  
 097900200  
 104.-08-01.0  
 LAND - \$2,600,000  
 TOTAL - \$3,350,000  
 EXEMPT - \$0  
 CITY TAXABLE - \$3,350,000  
 COUNTY TAXABLE - \$3,350,000  
 SCHOOL TAXABLE - \$3,350,000  
 WATER TAXABLE - \$3,350,000  
 ALL OTHER CHARGES AS BILLED

SHOULD BE:

101 North Salina Street, LLC  
 101-239 Salina St N to Clinton St N  
 097900200  
 104.-08-01.0  
 LAND - \$2,600,000  
 TOTAL - \$3,350,000  
 EXEMPT - \$3,350,000 (18020)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 ALL OTHER CHARGES AS BILLED.

Salina 1<sup>st</sup>, LLC  
 1081 Salina St S to Montgomery St  
 1879003801  
 094.-19-14.1  
 LAND - \$247,000  
 TOTAL - \$247,000  
 EXEMPT - \$0  
 CITY TAXABLE - \$247,000  
 COUNTY TAXABLE - \$247,000  
 SCHOOL TAXABLE - \$247,000  
 WATER TAXABLE - \$247,000  
 ALL OTHER CHARGES AS BILLED

Salina 1<sup>st</sup>, LLC  
 1081 Salina St S to Montgomery St  
 1879003801  
 094.-19-14.1  
 LAND - \$247,000  
 TOTAL - \$247,000  
 EXEMPT - \$247,000 (18020)  
 CITY TAXABLE - \$0  
 COUNTY TAXABLE - \$0  
 SCHOOL TAXABLE - \$0  
 WATER TAXABLE - \$0  
 ALL OTHER CHARGES AS BILLED.

## CHANGE ASSESSMENT FOR 2022/23 ASSESSMENT ROLL

IS:

Syracuse University  
1202-04 McBride St S & Taylor St  
185800100  
094.-09-02.0  
LAND - \$133,000  
TOTAL - \$3,733,775  
EXEMPT - \$3,733,775 (25120)  
CITY TAXABLE - \$0  
COUNTY TAXABLE - \$0  
SCHOOL TAXABLE - \$0  
COUNTY WATER CHARGE - \$146.36  
COUNTY SEWER CHARGE - \$75,984.69  
ALL OTHER CHARGES AS BILLED

SHOULD BE:

Syracuse University  
1202-04 McBride St S & Taylor St  
185800100  
094.-09-02.0  
LAND - \$133,000  
TOTAL - \$3,733,775  
EXEMPT - \$3,733,775 (25120)  
CITY TAXABLE - \$0  
COUNTY TAXABLE - \$0  
SCHOOL TAXABLE - \$0  
COUNTY WATER CHARGE - \$146.36  
COUNTY SEWER CHARGE - \$35,845.02  
ALL OTHER CHARGES AS BILLED.

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# DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

**Matthew D. Oja**  
Commissioner

**Ann E. Gallagher**  
First Deputy  
Commissioner  
Director of Operations

Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York 13202

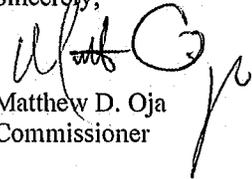
**Re: Request for Legislation – Correction of Records**

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing the Commissioner of Finance to correct his records according to the changes to the 2022/2023 assessment roll outlined in Appendix "A" (attached).

These properties have been reviewed and we find that the corrections to be made are in order.

Sincerely,

  
Matthew D. Oja  
Commissioner

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Ordinance No.

2022

**ORDINANCE AMENDING ORDINANCE NO.  
481-2022 AUTHORIZING THE  
APPROPRIATION OF FUNDS FOR THE  
DEPARTMENT OF PUBLIC WORKS 2022/2023  
UNIMPROVED STREET PROGRAM-SLURRY  
SEAL PROGRAM AT A TOTAL COST NOT TO  
EXCEED \$1,526,824**

BE IT ORDAINED, that Ordinance No. 481-2022 as previously amended by Ordinance No. 127-2022 is hereby amended to read as follows:

BE IT ORDAINED, that this Common Council hereby appropriates the sum of \$1,526,824.00\* from Unallocated Cash Capital to an account to be determined by the Commissioner of Finance for the Department of Public Works; said funds shall be used to cover all the costs associated with the 2022/2023 Unimproved Street Program- Slurry Seal Program, for the unimproved streets as shown on Appendix "A" attached hereto at a total cost not to exceed \$1,526,824.00\* in the manner provided by law; and

BE IT FURTHER ORDAINED, that the costs of the 2022/2023 Unimproved Street Program - Slurry Seal Program will thereafter be assessed against abutting property owners by local assessment as provided by law.

\_\_\_\_\_ = new material

\* previously read \$1,500,00.00

## Appendix "A"

Slurry_Seal	2022/2023	Cycle_1	POST STANDARD LIST	Block
Ward	Street_Name	From	To	Block
5	Aberdeen Terr.	Burnet	Caleb	100
5	Aberdeen Terr.	Caleb	Glencove	200
3	Arcadia Ave.	Pleasantview	Wainwright	100
5	Arch St.	Burnet	Caleb	100
5	Arch St.	Caleb	Sunnycrest	200
1	Ardmore Pl.	Wadsworth	dead_end @_C.L.	100
3	Argyle Ave.	Wainwright	Pleasantview	100
1	Arnts Pl.	Grant Blvd.	Burdick	100
3	Ash St.	Lodi	Josephine	500
3	Ash St.	Josephine	Peters	600
3	Ash St.	Peters	S. Alvord	700
5	Ashdale Ave.	James	Tyson Pl.	100
5	Avon Rd.	Nichols	Moseley	100
3	Becker St.	Pond	Craig	100
1	Bellshire La.	Seventh_North	dead_end	100
3	Bender St.	Darlington	Kenwick	100
3	Berkshire Ave.	Wadsworth	Herz	200
3	Berkshire Ave.	Herz	Darlington	300
5	Boston St.	dead_end	Northcliffe	100
5	Boston St.	Northcliffe	Glencove	200
5	Boston St.	Glencove	Caleb	300
5	Boston St.	Caleb	Burnet	400
5	Boyden St.	Teall	Sunstruck	400
5	Boyden St.	Sunstruck	Hixson	400
5	Boyden St.	Hixson	Sunnycrest_Pk.	500
1	Brace St	Turtle	Court	100
3	Briggs St	Butternut	Wadsworth	100
3	Briggs St	Wadsworth	Darlington	200
3	Bronx Ave	Wainwright	dead_end	100
9	Brown St	Decker	Townsend	100
1	Burdick Ave	Court	Turtle	100
1	Burdick Ave	Turtle	Arnts Pl.	200
1	Burdick Ave	Arnts Pl.	Murray	300
1	Burdick Ave	Murray	LeMoyne	400
5	Burns Ave.	City_Line	Northcliffe	100
5	Burns Ave.	Northcliffe	Glencove	200
5	Burns Ave.	Glencove	Caleb	300
5	Burns Ave.	Caleb	Burnet	400
1	Cadillac St	Willumae	Seventh_North	100
1	Cadillac St	Seventh_North	Kenwood	200
1	Cadillac St	Kenwood	Martin	300
1	Cadillac St	Martin	Merrill	400

1	Cadillac_St	Merrill	Loma	500
1	Cadillac_St	Loma	Malverne	600
1	Cadillac_St	Malverne	Wadsworth	700
1	Cadillac_St	Wadsworth	Harford	800
1	Cadillac_St	Harford	City_Line	900
5	Caleb_Ave	Sunnycrest_Pk.	Hickock	100
5	Caleb_Ave	Hickock	Stafford	200
5	Caleb_Ave	Stafford	dead_end	300
5	Caleb_Ave	dead_end	Woodbine	400
5	Caleb_Ave	Woodbine	Hillsdale	500
5	Caleb_Ave	Hillsdale	Collingwood	600
5	Caleb_Ave	Collingwood	S_Edwards	700
5	Caleb_Ave	S_Edwards	S_Midler	800
5	Caleb_Ave	S_Midler	Nichols	900
5	Caleb_Ave	Nichols	Champlin	1000
5	Caleb_Ave	Champlin	Moseley	1100
5	Caleb_Ave	Moseley	Arch	1200
5	Caleb_Ave	Arch	Plymouth	1300
5	Caleb_Ave	Plymouth	Luddington	1400
5	Caleb_Ave	Luddington	Aberdeen	1500
5	Caleb_Ave	Aberdeen	Cloveridge	1600
5	Caleb_Ave	Cloveridge	Burns	1700
5	Caleb_Ave	Burns	Boston	1800
5	Caleb_Ave	Boston	Conklin/City_Line	1900
1	Carlisle_St	Carbon	Spring	100
5	Champlin_Dr.	Sunnycrest	Caleb	100
5	Champlin_Dr.	Caleb	Burnet	200
1	Chatham_Pl	Wadsworth	Harford	100
3	Cleveland_Ave	First_North	Griffiths	100
5	Cloveridge_Dr.	James	Northcliffe	100
5	Cloveridge_Dr.	Northcliffe	Glencove	200
5	Cloveridge_Dr.	Glencove	Caleb	300
5	Cloveridge_Dr.	Caleb	Burnet	400
5	Collingwood_Av_N	James	Tyson	100
5	Collingwood_Av_S	James	Northcliffe	100
5	Collingwood_Av_S	Northcliffe	Glencove	200
5	Collingwood_Av_S	Glencove	Sunnycrest	300
5	Collingwood_Av_S	Sunnycrest	Caleb	400
5	Collingwood_Av_S	Caleb	Burnet	500
1	Commonwealth_Ave	Washington_Sq.	Carbon	100
5	Conklin_St	Thompson/C.L.	Glencove	100
5	Conklin_St	Glencove	Caleb	200
3	Craig_St	1st_North	Griffiths	100
3	Craig_St	Griffiths	High	200
3	Craig_St	High	Becker	300
3	Craig_St	Becker	Warham	400

3	Craig St	Warham	Grant Blvd.	500
5	Crestline Dr	Sunnycrest	Plymouth	100
1	Culbert St	1st North	Grant Blvd.	100
5	Culver Dr	S_Glencove	N_Glencove	100
5	Culver Dr	N_Glencove	Winthrop	200
5	Culver Dr.	Winthrop	Roxbury	300
3	Curtis St	Carbon	Spring	100
3	Curtis St	Spring	Gilbert	200
3	Curtis St	Gilbert	1st North	300
3	Darlington Rd	Grant	Listman	100
3	Darlington Rd	Listman	Berkshire	200
3	Darlington Rd	Berkshire	Briggs	300
3	Darlington Rd	Briggs	Huntley	400
3	Darlington Rd	Huntley	Orwood	500 600
3	Darlington Rd	Orwood	Hillside	700
3	Darlington Rd	Hillside	Wilmore	800
3	Darlington Rd	Wilmore	Court	900
1	De Long Ave	1st North	dead_end	100
9	Decker St	Burnet	Brown	100
3	Division St., E.	Lodi	Park St.	600
3	Division St., E.	Park St.	Carbon	700
3	Division St., E.	Carbon	Spring	800
3	Division St., E.	Gilbert St.	dead_end	1000
5	Edwards Ave., N.	James	Tyson	100
5	Edwards Ave., S.	James	Northcliffe	100
5	Edwards Ave., S.	Northcliffe	Glencove	200
5	Edwards Ave., S.	Glencove	Sunnycrest	300
5	Edwards Ave., S.	Sunnycrest	Caleb	400
5	Edwards Ave., S.	Caleb	Burnet	500
5	Eldorado St	Teall	Hixson	100
5	Eldorado St	Hixson	dead_end	200
1	Ellen St	Kenwood	dead_end	100
1	Englert Ave	Cadillac	Court	100
5	Erickson St	Glencove	Sunnycrest	100
5	Erickson St	Sunnycrest	Burnet	200
3	First North St	John	Division	200
3	First North St	Division	Cleveland	300
3	First North St	Cleveland	Curtis	400
3	First North St	Curtis	Craig	500
3	First North St	Craig	Pond	600
1	Fordland Ave	Willumae	Seventh North	100
1	Fourth North St	LeMoyné	Wolf	100
1	Fourth North St	Wolf	Hiawatha	200
1	Fourth North St.	Hiawatha	RR_tracks	300
1	Fourth St. North	RR_tracks	dead_end	400
1	Gannett Ave	Willumae	Sixth North	100

3	Gilbert_Ave	John	E Division St	100
3	Gilbert_Ave	E Division St	Curtis	200
3	Gilbert_Ave	Curtis	Herbert	300
3	Gilbert Ave	Herbert	Pond St	400
1	Gilbert St	Stadman	LeMoyne	100
5	Glencove_Rd	Hickock	Stafford	100
5	Glencove_Rd	Stafford	Forest_Hill	200
5	Glencove_Rd.	Forest_Hill	Woodbine	300
5	Glencove_Rd.	Woodbine	Hillsdale	400
5	Glencove_Rd.	Hillsdale	Collingwood	500
5	Glencove_Rd.	Collingwood	S_Edwards	600
5	Glencove_Rd.	S_Edwards	S_Midler	700
5	Glencove_Rd.	S_Midler	Nichols	800
5	Glencove_Rd.	Nichols	Moseley	900
5	Glencove_Rd.	Moseley	Plymouth	1000
5	Glencove_Rd.	Plymouth	Culver	1100
5	Glencove_Rd.	Culver	Ridgewood	1200
5	Glencove_Rd.	Ridgewood	Cloveridge	1300
5	Glencove_Rd.	Cloveridge	Burns	1400
5	Glencove_Rd.	Burns	Boston	1500
5	Glencove_Rd.	Boston	Conklin	1600
5	Glencove_Rd.,S.	Plymouth	Culver	1100
5	Glencove_Rd.,S.	Culver	Ridgewood	1200
3	Grassman_Ave	Butternut	dead_end	100
1	Harford_Rd	Ardmore	Chatham_Rd.	100
1	Harford_Rd	Chatham_Rd.	Cadillac	200
1	Harford_Rd	Cadillac	LeMoyne	300
5	Hasbrouck_St	Burnet	Caleb	100
3	Herbert_St	Carbon	Spring	100
3	Herbert_St	Spring	Gilbert	200
3	Herbert_St	Gilbert	First_North	300
3	Herz_St.	Berkshire	Briggs	100
9	Hickory_St.	Townsend	McBride	500
9	Hickory_St.	McBride	Catherine	600
3	High_St	Pond	Craig	100
5	Hillsdale_Ave.	James	Northcliffe	100
5	Hillsdale_Ave.	Northcliffe	Glencove	200
5	Hillsdale_Ave.	Glencove	Sunnycrest	300
5	Hillsdale_Ave.	Sunnycrest	Caleb	400
5	Hillsdale_Ave.	Caleb	Burnet	500
3	Hillside_St	Dale	Butternut	100
3	Hillside_St.	Wadsworth	Harding	400
3	Hillside_St.	Harding	Maplehurst	500
3	Hillside_St.	Maplehurst	Darlington	600
3	Hillside_St.	Darlington	city_line	700

5	Hixson_Ave.	Boyden	Kinne	600
5	Hixson_Ave.	Kinne	Robinson	700
5	Homecroft_Rd	James	Northcliffe	100
5	Homecroft_Rd.	Northcliffe	Glencove	200
3	Huntley_St	Hillside	Wadsworth	100
3	Huntley_St	Wadsworth	Darlington	200
3	Josephine_St.	Butternut	Ash	100
3	Kenwick_Dr	Grant_Blvd.	Listman	100
3	Kenwick_Dr	Listman	Bender	200
3	Kenwick_Dr	Bender	city_line	300
1	Kenwood_Ave	Court	Cadillac	100
1	Kenwood_Ave	Cadillac	Ellen	200
1	Kenwood_Ave	Ellen	Lemoyne	300
5	Kinne_St	Teall	Sunstruck	100
5	Kinne_St	Sunstruck	Hixson	200
5	Kinne_St	Hixson	St_Anne	300
1	Kirkpatrick_St.,_E.	Grant_Blvd	Michaels_Ave	1000
1	Kirkpatrick_St.,_E.	Michaels_Ln.	Hood_Ave.	1100
1	Lacy_Pl	Washington_Sq.	Carbon	100
9	Laurel_St.	Townsend	McBride	400
9	Laurel_St.	McBride	Catherine	500
9	Laurel_St.	Catherine	Lodi	600
3	Listman_Ave	Wadsworth	Woodruff	100
3	Listman_Ave	Woodruff	Mayar	200
3	Listman_Ave	Mayar	Darlington	300
3	Listman_Ave	Darlington	Kenwick	400
1	Loma_Ave	Court	Weldon	200
1	Loma_Ave	Weldon	Cadillac	300
5	Luddington_St.	S._Glencove	Caleb	100
5	Luddington_St.	Caleb	Burnet	200
1	Malverne_Dr.	Court	Weldon	200
1	Malverne_Dr.	Weldon	Cadillac	300
1	Marcia_St	Kenwood	dead_end	100
5	Mariposa_St.	Teall	Hixson	100
5	Mariposa_St.	Hixson	dead_end	200
1	Martin_St	Court	Cadillac	100
1	Martin_St	Cadillac	LeMoyne	200
1	Martin_St	LeMoyne	dead_end	300
3	Mayar_St	Grant_Blvd.	Listman	100
1	McChesney_Pk_Dr	Grant_Blvd.	Hood	100
1	Merrill_St	Cadillac	LeMoyne	100
1	Merrill_St	LeMoyne	D.E._@City_line	200
5	Milford_Ct	Milford_Dr._E.	dead_end	100
5	Milford_Dr_E	James	Northcliffe	100
5	Milford_Dr_E	Northcliffe	Roxbury	200

5	Milford_Dr_W	James	Northcliffe	100
5	Milford_Dr_W	Northcliffe	Roxbury	200
5	Mooney_Ave.	Teall	Hixson	100
5	Mooney_Ave.	Hixson	dead_end	200
5	Moseley_Dr.	James	Northcliffe	100
5	Moseley_Dr.	Northcliffe	Glencove	200
5	Moseley_Dr.	Glencove	Sunnycrest	300
5	Moseley_Dr.	Sunnycrest	Caleb	400
5	Moseley_Dr.	Caleb	Burnet	500
1	Murray_Ave	Grant_Blvd.	Burdick_Ave	100
3	Neutral_Ct	Pond	Mary	100
5	Nichols_Ave	James	Northcliffe	100
5	Nichols_Ave.	Northcliffe	Glencove	200
5	Nichols_Ave.	Glencove	Sunnycrest	300
5	Nichols_Ave.	Sunnycrest	Caleb	400
5	Nichols_Ave.	Caleb	Burnet	500
				600
5	Nichols_Ave	Burnet	Dead_End	
5	Northcliffe_Rd	Hickock	Stafford	100
5	Northcliffe_Rd	Stafford	Forest_Hill	200
5	Northcliffe_Rd	Forest_Hill	Woodbine	300
5	Northcliffe_Rd	Woodbine	Hillsdale	400
5	Northcliffe_Rd	Hillside	Collingwood	500
5	Northcliffe_Rd	Collingwood	S_Edwards	600
5	Northcliffe_Rd	S_Edwards	Midler	700
5	Northcliffe_Rd	Midler	Nichols	800
5	Northcliffe_Rd	Nichols	Homecroft	900
5	Northcliffe_Rd	Homecroft	Moseley	1000
5	Northcliffe_Rd	Moseley	Plymouth	1100
5	Northcliffe_Rd	Plymouth	Milford_Dr_W	1200
5	Northcliffe_Rd	Milford_Dr_W	Milford_Dr_E	1300
5	Northcliffe_Rd	Milford_Dr_E	Ridgewood	1400
5	Northcliffe_Rd	Ridgewood	Cloverridge	1500
5	Northcliffe_Rd	Cloverridge	Burns	1600
5	Northcliffe_Rd	Burns	Boston	1700
5	Northcliffe_Rd	Boston	Thompson	1800
5	Norwood_Ave	Lillian	Tyson	100
3	Oberst_St	Park	Carbon	100
3	Orwood_Pl	Darlington_Rd	City_line	100
1	Pastime_Dr	Court	Turtle	100
1	Pennsylvania_Ave	Wolf	LeMoyné	100
3	Peters_St	Ash	Butternut	100
3	Pleasantview_Ave	Grant_Blvd	Bronx_Ave	100
3	Pleasantview_Ave	Bronx_Ave	Argyle	200
3	Pleasantview_Ave	Argyle	Acadia	300
3	Pleasantview_Ave	Acadia	Rivoli	400

5	Plymouth_Dr.	James	Northcliffe	100
5	Plymouth_Dr.	Northcliffe	Winthrop	200
5	Plymouth_Dr.	Winthrop	Glencove	300
5	Plymouth_Dr.	Glencove	Sunnycrest	400
5	Plymouth_Dr.	Sunnycrest	Caleb	500
5	Plymouth_Dr.	Caleb	Burnet	600
1	Pond_La	Spring_La.	Pond	100
5	Ridgewood_Dr	James	Northcliffe	100
5	Ridgewood_Dr	Northcliffe	Winthrop	200
5	Ridgewood_Dr	Winthrop	Glencove	300
5	Ridgewood_Dr	Glencove	Caleb	400
3	Rivoli_Ave	Kenwick	Pleasantview	100
3	Rivoli_Ave	Pleasantview	Wainwright	200
5	Roxbury_Rd	Plymouth	Culver	100
5	Roxbury_Rd	Culver	Ridgewood	200
5	Shéridan_Pl.	Burnet	Nichols	100
1	Sixth_N_St	Stedman	Wolf	100
1	Sixth_N_St	Wolf	Hiawatha	200
1	Sixth_N_St	Hiawatha	dead_end	300
1	Spring_La	Pond_La.	dead_end	100
3	Spring_St	Butternut	John	100
3	Spring_St	John	Division	200
3	Spring_St	Division	Curtis	300
3	Spring_St	Curtis	Herbert	400
3	Spring_St	Herbert	Pond_St.	500
5	St_Anne_Dr	Kinne	dead_end	100
1	St_Marys_Ter	Englert_Ave	dead_end	100
5	Stafford_Ave.	James	Northcliffe	100
5	Stafford_Ave.	Northcliffe	Glencove	200
5	Stafford_Ave.	Glencove	Sunnycrest	300
5	Stafford_Ave.	Sunnycrest	Caleb	400
5	Stafford_Ave.	Caleb	Burnet	500
1	Stedman_St_Low	LeMoyne	Sixth_North	100
1	Stedman_St_Low	Sixth_North	Seventh_North	200
1	Stedman_St_Low	Seventh_North	Gilbert	300
1	Stedman_St_Up	Stedman_Lower	dead_end	100
3	Strand_Pl	Park	Mary	100
5	Sunnycrest_Rd	Forest_Hill	Woodbine	400
5	Sunnycrest_Rd	Woodbine	Hillsdale	500
5	Sunnycrest_Rd	Hillsdale	Collingwood	600
5	Sunnycrest_Rd	Collingwood	S_Edwards	700
5	Sunnycrest_Rd	S_Edwards	S_Midler	800
5	Sunnycrest_Rd	S_Midler	Nichols	900
5	Sunnycrest_Rd	Nichols	Moseley	1000
5	Sunnycrest_Rd	Moseley	Crestline	1100
5	Sunnycrest_Rd	Crestline	Plymouth	1200

5	Sunnycrest_Rd	Plymouth	Luddington	1300
5	Sunnycrest_Rd	Luddington	Erickson	1400
5	Sunnycrest_Rd	Erickson	Caleb	1500
5	Sunnycrest_Rd	Caleb	Aberdeen	1600
5	Sunstruck_Dr.	Robinson	Kinne	100
5	Sunstruck_Dr.	Kinne	Boyden	200
1	Turtle_St	Grant_Blvd	Burdick	900
1	Turtle_St	Burdick	Willumae	1000
1	Turtle_St	Willumae	Seventh_North	1100
9	Union_Ave	Townsend	McBride	200
3	Wainwright_Ave	Bronx	Argyle	100
3	Wainwright_Ave	Argyle	Acadia	200
3	Wainwright_Ave	Acadia	Rivoli	300
5	Walter_Dr.	James	Tyson	100
1	Weldon_Ave	Lorna	Wadsworth	100
9	Willow_St_E.	Townsend	McBride	600
9	Willow_St_E.	McBride	Catherine	700
9	Willow_St_E.	Catherine	Lodi	800
1	Willumae_Dr	Court	Cadillac	100
1	Willumae_Dr	Cadillac	Turtle	200
1	Willumae_Dr	Turtle	LeMoynes	300
1	Willumae_Dr	LeMoynes	Wolf	400
3	Wilmore_Pl	Darlington_Rd.	City_Line	100
5	Winthrop_Rd.	Plymouth	Culver	100
5	<u>Winthrop_Rd.</u>	<u>Culver</u>	<u>Ridgewood</u>	<u>200</u>
5	Woodbine_Ave	James	Northcliffe	100
5	Woodbine_Ave	Northcliffe	Glencove	200
5	Woodbine_Ave	Glencove	Sunnycrest	300
5	Woodbine_Ave	Sunnycrest	Caleb	400
5	Woodbine_Ave	Caleb	Burnet	500
3	Woodruff_Ave	Grant_Blvd.	Listman	400

Ordinance No.

2022

**ORDINANCE AMENDING ORDINANC NO. 482-2022 AUTHORIZING THE UNIMPROVED STREET PROGRAM (SLURRY SEAL) IN THE CITY OF SYRACUSE IN THE YEAR 2022/2023**

BE IT ORDAINED, that Ordinance No. 482-2022 as previously amended by Ordinance No. 128-2022 is hereby amended to read as follows:

BE IT ORDAINED, that this Common Council hereby authorizes the Unimproved Street Program (Slurry Seal) in the City of Syracuse in the year 2022/2023 in the unimproved streets as shown on Appendix "A" attached hereto, by or under the jurisdiction of the Commissioner of Public Works, and the Commissioner of Public Works is hereby authorized to perform the necessary work therefor, in whole or in part with his own forces, or in whole or in part by contract or contracts entered into in the manner provided by law, at a total cost not to exceed One Million Five Hundred Twenty Six Thousand Eight Hundred Twenty Four Dollars (\$1,526,824.00)\* charging the cost thereof to an account created by the Commissioner of Finance for unallocated cash capital designated for the 2022/2023 Unimproved Street Program-Slurry Seal Program authorized contemporaneously by ordinance of this Common Council, and thereafter to be assessed against abutting property owners by local assessment as provided by law.

\_\_\_\_\_ = new material

\* previously read One Million Five Hundred Thousand Dollars (\$1,500,000.00)

## Appendix "A"

Slurry_Seal	2022/2023	Cycle_1	POST STANDARD LIST	Block
Ward	Street_Name	From	To	
5	Aberdeen Terr.	Burnet	Caleb	100
5	Aberdeen Terr.	Caleb	Glencove	200
3	Arcadia Ave.	Pleasantview	Wainwright	100
5	Arch St.	Burnet	Caleb	100
5	Arch St.	Caleb	Sunnycrest	200
1	Ardmore Pl.	Wadsworth	dead_end @_C.L.	100
3	Argyle Ave.	Wainwright	Pleasantview	100
1	Arnts Pl.	Grant Blvd.	Burdick	100
3	Ash St.	Lodi	Josephine	500
3	Ash St.	Josephine	Peters	600
3	Ash St.	Peters	S. Alvord	700
5	Ashdale Ave.	James	Tyson Pl.	100
5	Avon Rd.	Nichols	Moseley	100
3	Becker St.	Pond	Craig	100
1	Bellshire La.	Seventh North	dead_end	100
3	Bender St.	Darlington	Kenwick	100
3	Berkshire Ave.	Wadsworth	Herz	200
3	Berkshire Ave.	Herz	Darlington	300
5	Boston St.	dead_end	Northcliffe	100
5	Boston St.	Northcliffe	Glencove	200
5	Boston St.	Glencove	Caleb	300
5	Boston St.	Caleb	Burnet	400
5	Boyden St.	Teall	Sunstruck	400
5	Boyden St.	Sunstruck	Hixson	400
5	Boyden St.	Hixson	Sunnycrest Pk.	500
1	Brace St	Turtle	Court	100
3	Briggs St	Butternut	Wadsworth	100
3	Briggs St	Wadsworth	Darlington	200
3	Bronx Ave	Wainwright	dead_end	100
9	Brown St	Decker	Townsend	100
1	Burdick Ave	Court	Turtle	100
1	Burdick Ave	Turtle	Arnts Pl.	200
1	Burdick Ave	Arnts Pl.	Murray	300
1	Burdick Ave	Murray	LeMoyne	400
5	Burna Ave.	City Line	Northcliffe	100
5	Burns Ave.	Northcliffe	Glencove	200
5	Burns Ave.	Glencove	Caleb	300
5	Burns Ave.	Caleb	Burnet	400
1	Cadillac St	Williamae	Seventh North	100
1	Cadillac St	Seventh North	Kenwood	200
1	Cadillac St	Kenwood	Martin	300
1	Cadillac St	Martin	Merrill	400

1	Cadillac_St	Merrill	Loma	500
1	Cadillac_St	Loma	Malverne	600
1	Cadillac_St	Malverne	Wadsworth	700
1	Cadillac_St	Wadsworth	Harford	800
1	Cadillac_St	Harford	City_Line	900
5	Caleb_Ave	Sunnycrest_Pk.	Hickock	100
5	Caleb_Ave	Hickock	Stafford	200
5	Caleb_Ave	Stafford	dead_end	300
5	Caleb_Ave	dead_end	Woodbine	400
5	Caleb_Ave	Woodbine	Hillsdale	500
5	Caleb_Ave	Hillsdale	Collingwood	600
5	Caleb_Ave	Collingwood	S_Edwards	700
5	Caleb_Ave	S_Edwards	S_Midler	800
5	Caleb_Ave	S_Midler	Nichols	900
5	Caleb_Ave	Nichols	Champlin	1000
5	Caleb_Ave	Champlin	Moseley	1100
5	Caleb_Ave	Moseley	Arch	1200
5	Caleb_Ave	Arch	Plymouth	1300
5	Caleb_Ave	Plymouth	Luddington	1400
5	Caleb_Ave	Luddington	Aberdeen	1500
5	Caleb_Ave	Aberdeen	Cloveridge	1600
5	Caleb_Ave	Cloveridge	Burns	1700
5	Caleb_Ave	Burns	Boston	1800
5	Caleb_Ave	Boston	Conklin/City_Line	1900
1	Carlisle_St	Carbon	Spring	100
5	Champlin_Dr.	Sunnycrest	Caleb	100
5	Champlin_Dr.	Caleb	Burnet	200
1	Chatham_Pl	Wadsworth	Harford	100
3	Cleveland_Ave	First_North	Griffiths	100
5	Cloveridge_Dr.	James	Northcliffe	100
5	Cloveridge_Dr.	Northcliffe	Glencove	200
5	Cloveridge_Dr.	Glencove	Caleb	300
5	Cloveridge_Dr.	Caleb	Burnet	400
5	Collingwood_Av_N	James	Tyson	100
5	Collingwood_Av_S	James	Northcliffe	100
5	Collingwood_Av_S	Northcliffe	Glencove	200
5	Collingwood_Av_S	Glencove	Sunnycrest	300
5	Collingwood_Av_S	Sunnycrest	Caleb	400
5	Collingwood_Av_S	Caleb	Burnet	500
1	Commonwealth_Ave	Washington_Sq.	Carbon	100
5	Conklin_St	Thompson/C.L.	Glencove	100
5	Conklin_St	Glencove	Caleb	200
3	Craig_St	1st_North	Griffiths	100
3	Craig_St	Griffiths	High	200
3	Craig_St	High	Becker	300
3	Craig_St	Becker	Warham	400

3	Craig St	Warham	Grant Blvd.	500
5	Crestline Dr	Sunnycrest	Plymouth	100
1	Culbert St	1st_North	Grant Blvd.	100
5	Culver Dr	S_Glencove	N_Glencove	100
5	Culver Dr	N_Glencove	Winthrop	200
5	Culver Dr.	Winthrop	Roxbury	300
3	Curtis St	Carbon	Spring	100
3	Curtis St	Spring	Gilbert	200
3	Curtis St	Gilbert	1st_North	300
3	Darlington Rd	Grant	Listman	100
3	Darlington Rd	Listman	Berkshire	200
3	Darlington Rd	Berkshire	Briggs	300
3	Darlington Rd	Briggs	Huntley	400
3	Darlington Rd	Huntley	Orwood	500 600
3	Darlington Rd	Orwood	Hillside	700
3	Darlington Rd	Hillside	Wilmore	800
3	Darlington Rd	Wilmore	Court	900
1	De Long Ave	1st_North	dead_end	100
9	Decker St	Burnet	Brown	100
3	Division St., E.	Lodi	Park St.	600
3	Division St., E.	Park St.	Carbon	700
3	Division St., E.	Carbon	Spring	800
3	Division St., E.	Gilbert St.	dead_end	1000
5	Edwards Ave., N.	James	Tyson	100
5	Edwards Ave., S.	James	Northcliffe	100
5	Edwards Ave., S.	Northcliffe	Glencove	200
5	Edwards Ave., S.	Glencove	Sunnycrest	300
5	Edwards Ave., S.	Sunnycrest	Caleb	400
5	Edwards Ave., S.	Caleb	Burnet	500
5	Eldorado St.	Teall	Hixson	100
5	Eldorado St.	Hixson	dead_end	200
1	Ellen St	Kenwood	dead_end	100
1	Englet Ave	Cadillac	Court	100
5	Erickson St.	Glencove	Sunnycrest	100
5	Erickson St.	Sunnycrest	Burnet	200
3	First North St	John	Division	200
3	First North St	Division	Cleveland	300
3	First North St	Cleveland	Curtis	400
3	First North St	Curtis	Craig	500
3	First North St	Craig	Pond	600
1	Fordland Ave	Willumae	Seventh_North	100
1	Fourth North St	LeMoynes	Wolf	100
1	Fourth North St	Wolf	Hiawatha	200
1	Fourth North St.	Hiawatha	RR_tracks	300
1	Fourth St. North	RR_tracks	dead_end	400
1	Gannett Ave	Willumae	Sixth_North	100

3	Gilbert Ave	John	E Division St	100
3	Gilbert Ave	E Division St	Curtis	200
3	Gilbert Ave	Curtis	Herbert	300
3	Gilbert Ave	Herbert	Pond St	400
1	Gilbert St	Stadman	LeMoyné	100
5	Glencove Rd	Hickock	Stafford	100
5	Glencove Rd	Stafford	Forest Hill	200
5	Glencove Rd.	Forest Hill	Woodbine	300
5	Glencove Rd.	Woodbine	Hillsdale	400
5	Glencove Rd.	Hillsdale	Collingwood	500
5	Glencove Rd.	Collingwood	S. Edwards	600
5	Glencove Rd.	S. Edwards	S. Midler	700
5	Glencove Rd.	S. Midler	Nichols	800
5	Glencove Rd.	Nichols	Moseley	900
5	Glencove Rd.	Moseley	Plymouth	1000
5	Glencove Rd.	Plymouth	Culver	1100
5	Glencove Rd.	Culver	Ridgewood	1200
5	Glencove Rd.	Ridgewood	Cloveridge	1300
5	Glencove Rd.	Cloveridge	Burns	1400
5	Glencove Rd.	Burns	Boston	1500
5	Glencove Rd.	Boston	Conklin	1600
5	Glencove Rd.,S.	Plymouth	Culver	1100
5	Glencove Rd.,S.	Culver	Ridgewood	1200
3	Grassman Ave	Butternut	dead_end	100
1	Harford Rd	Ardmore	Chatham Rd.	100
1	Harford Rd	Chatham Rd.	Cadillac	200
1	Harford Rd	Cadillac	LeMoyné	300
5	Hasbrouck St	Burnet	Caleb	100
3	Herbert St	Carbon	Spring	100
3	Herbert St	Spring	Gilbert	200
3	Herbert St	Gilbert	First North	300
3	Herz St.	Berkshire	Briggs	100
9	Hickory St.	Townsend	McBride	500
9	Hickory St.	McBride	Catherine	600
3	High St	Pond	Craig	100
5	Hillsdale Ave.	James	Northcliffe	100
5	Hillsdale Ave.	Northcliffe	Glencove	200
5	Hillsdale Ave.	Glencove	Sunnycrest	300
5	Hillsdale Ave.	Sunnycrest	Caleb	400
5	Hillsdale Ave.	Caleb	Burnet	500
3	Hillside St	Dale	Butternut	100
3	Hillside St.	Wadsworth	Harding	400
3	Hillside St.	Harding	Maplehurst	500
3	Hillside St.	Maplehurst	Darlington	600
3	Hillside St.	Darlington	city_line	700

5	Hixson_Ave.	Boyden	Kinne	600
5	Hixson_Ave.	Kinne	Robinson	700
5	Homecroft_Rd	James	Northcliffe	100
5	Homecroft_Rd.	Northcliffe	Glencove	200
3	Huntley_St	Hillside	Wadsworth	100
3	Huntley_St	Wadsworth	Darlington	200
3	Josephine_St.	Bitternut	Ash	100
3	Kenwick_Dr	Grant_Blvd.	Listman	100
3	Kenwick_Dr	Listman	Bender	200
3	Kenwick_Dr	Bender	city_line	300
1	Kenwood_Ave	Court	Cadillac	100
1	Kenwood_Ave	Cadillac	Ellen	200
1	Kenwood_Ave	Ellen	Lemoyne	300
5	Kinne_St	Teall	Sunstruck	100
5	Kinne_St	Sunstruck	Hixson	200
5	Kinne_St	Hixson	St_Anne	300
1	Kirkpatrick_St._E.	Grant_Blvd	Michaels_Ave	1000
1	Kirkpatrick_St._E.	Michaels Ln.	Hood_Ave.	1100
1	Lacy_Pl	Washington_Sq.	Carbon	100
9	Laurel_St.	Townsend	McBride	400
9	Laurel_St.	McBride	Catherine	500
9	Laurel_St.	Catherine	Lodi	600
3	Listman_Ave	Wadsworth	Woodruff	100
3	Listman_Ave	Woodruff	Mayar	200
3	Listman_Ave	Mayar	Darlington	300
3	Listman_Ave	Darlington	Kenwick	400
1	Loma_Ave	Court	Weldon	200
1	Loma_Ave	Weldon	Cadillac	300
5	Luddington_St.	S_Glencove	Caleb	100
5	Luddington_St.	Caleb	Burnet	200
1	Malverne_Dr.	Court	Weldon	200
1	Malverne_Dr.	Weldon	Cadillac	300
1	Marcia_St	Kenwood	dead_end	100
5	Mariposa_St.	Teall	Hixson	100
5	Mariposa_St.	Hixson	dead_end	200
1	Martin_St	Court	Cadillac	100
1	Martin_St	Cadillac	LeMoyne	200
1	Martin_St	LeMoyne	dead_end	300
3	Mayar_St	Grant_Blvd.	Listman	100
1	McChesney_Pk_Dr	Grant_Blvd.	Hood	100
1	Merrill_St	Cadillac	LeMoyne	100
1	Merrill_St	LeMoyne	D.E._@City_line	200
5	Milford_Ct	Milford_Dr._E.	dead_end	100
5	Milford_Dr_E	James	Northcliffe	100
5	Milford_Dr_E	Northcliffe	Roxbury	200

5	Milford_Dr_W	James	Northcliffe	100
5	Milford_Dr_W	Northcliffe	Roxbury	200
5	Mooney_Ave.	Teall	Hixson	100
5	Mooney_Ave.	Hixson	dead_end	200
5	Moseley_Dr.	James	Northcliffe	100
5	Moseley_Dr.	Northcliffe	Glencove	200
5	Moseley_Dr.	Glencove	Sunnycrest	300
5	Moseley_Dr.	Sunnycrest	Caleb	400
5	Moseley_Dr.	Caleb	Burnet	500
1	Murray_Ave	Grant_Blvd.	Burdick_Ave	100
3	Neutral_Ct	Pond	Mary	100
5	Nichols_Ave	James	Northcliffe	100
5	Nichols_Ave.	Northcliffe	Glencove	200
5	Nichols_Ave.	Glencove	Sunnycrest	300
5	Nichols_Ave.	Sunnycrest	Caleb	400
5	Nichols_Ave.	Caleb	Burnet	500
				600
5	Nichols_Ave	Burnet	Dead_End	
5	Northcliffe_Rd	Hickock	Stafford	100
5	Northcliffe_Rd	Stafford	Forest_Hill	200
5	Northcliffe_Rd	Forest_Hill	Woodbine	300
5	Northcliffe_Rd	Woodbine	Hillsdale	400
5	Northcliffe_Rd	Hillside	Collingwood	500
5	Northcliffe_Rd	Collingwood	S_Edwards	600
5	Northcliffe_Rd	S_Edwards	Midler	700
5	Northcliffe_Rd	Midler	Nichols	800
5	Northcliffe_Rd	Nichols	Homecroft	900
5	Northcliffe_Rd	Homecroft	Moseley	1000
5	Northcliffe_Rd	Moseley	Plymouth	1100
5	Northcliffe_Rd	Plymouth	Milford_Dr_W	1200
5	Northcliffe_Rd	Milford_Dr_W	Milford_Dr_E	1300
5	Northcliffe_Rd	Milford_Dr_E	Ridgewood	1400
5	Northcliffe_Rd	Ridgewood	Cloverridge	1500
5	Northcliffe_Rd	Cloverridge	Burns	1600
5	Northcliffe_Rd	Burns	Boston	1700
5	Northcliffe_Rd	Boston	Thompson	1800
5	Norwood_Ave	Lillian	Tyson	100
3	Oberst_St	Park	Carbon	100
3	Orwood_Pl	Darlington_Rd	City_line	100
1	Pastime_Dr	Court	Turtle	100
1	Pennsylvania_Ave	Wolf	LeMoyne	100
3	Peters_St	Ash	Butternut	100
3	Pleasantview_Ave	Grant_Blvd	Bronx_Ave	100
3	Pleasantview_Ave	Bronx_Ave	Argyle	200
3	Pleasantview_Ave	Argyle	Acadia	300
3	Pleasantview_Ave	Acadia	Rivoli	400

5	Plymouth_Dr.	James	Northcliffe	100
5	Plymouth_Dr.	Northcliffe	Winthrop	200
5	Plymouth_Dr.	Winthrop	Glencove	300
5	Plymouth_Dr.	Glencove	Sunnycrest	400
5	Plymouth_Dr.	Sunnycrest	Caleb	500
5	Plymouth_Dr.	Caleb	Burnet	600
1	Pond_La	Spring_La.	Pond	100
5	Ridgewood_Dr	James	Northcliffe	100
5	Ridgewood_Dr	Northcliffe	Winthrop	200
5	Ridgewood_Dr	Winthrop	Glencove	300
5	Ridgewood_Dr	Glencove	Caleb	400
3	Rivoli_Ave	Kenwick	Pleasantview	100
3	Rivoli_Ave	Pleasantview	Wainwright	200
5	Roxbury_Rd	Plymouth	Culver	100
5	Roxbury_Rd	Culver	Ridgewood	200
5	Sheridan_Pl.	Burnet	Nichols	100
1	Sixth_N_St	Stedman	Wolf	100
1	Sixth_N_St	Wolf	Hiawatha	200
1	Sixth_N_St	Hiawatha	dead_end	300
1	Spring_La	Pond_La.	dead_end	100
3	Spring_St	Buttermat	John	100
3	Spring_St	John	Division	200
3	Spring_St	Division	Curtis	300
3	Spring_St	Curtis	Herbert	400
3	Spring_St	Herbert	Pond_St.	500
5	St_Anne_Dr	Kimme	dead_end	100
1	St_Marys_Ter	Englert_Ave	dead_end	100
5	Stafford_Ave.	James	Northcliffe	100
5	Stafford_Ave.	Northcliffe	Glencove	200
5	Stafford_Ave.	Glencove	Sunnycrest	300
5	Stafford_Ave.	Sunnycrest	Caleb	400
5	Stafford_Ave.	Caleb	Burnet	500
1	Stedman_St_Low	LeMoyne	Sixth_North	100
1	Stedman_St_Low	Sixth_North	Seventh_North	200
1	Stedman_St_Low	Seventh_North	Gilbert	300
1	Stedman_St_Up	Stedman_Lower	dead_end	100
3	Strand_Pl	Park	Mary	100
5	Sunnycrest_Rd	Forest_Hill	Woodbine	400
5	Sunnycrest_Rd	Woodbine	Hillsdale	500
5	Sunnycrest_Rd	Hillsdale	Collingwood	600
5	Sunnycrest_Rd	Collingwood	S_Edwards	700
5	Sunnycrest_Rd	S_Edwards	S_Midler	800
5	Sunnycrest_Rd	S_Midler	Nichols	900
5	Sunnycrest_Rd	Nichols	Moseley	1000
5	Sunnycrest_Rd	Moseley	Crestline	1100
5	Sunnycrest_Rd	Crestline	Plymouth	1200

5	Sunnycrest_Rd	Plymouth	Luddington	1300
5	Sunnycrest_Rd	Luddington	Erickson	1400
5	Sunnycrest_Rd	Erickson	Caleb	1500
5	Sunnycrest Rd	Caleb	Aberdeen	1600
5	Sunstruck_Dr.	Robinson	Kinne	100
5	Sunstruck_Dr.	Kinne	Boyden	200
1	Turtle_St	Grant Blvd	Burdick	900
1	Turtle_St	Burdick	Willumae	1000
1	Turtle_St	Willumae	Seventh_North	1100
9	Union_Ave	Townsend	McBride	200
3	Wainwright_Ave	Bronx	Argyle	100
3	Wainwright_Ave	Argyle	Acadia	200
3	Wainwright_Ave	Acadia	Rivoli	300
5	Walter_Dr.	James	Tyson	100
1	Weldon_Ave	Loma	Wadsworth	100
9	Willow_St_E.	Townsend	McBride	600
9	Willow_St_E.	McBride	Catherine	700
9	Willow_St_E.	Catherine	Lodi	800
1	Willumae_Dr	Court	Cadillac	100
1	Willumae_Dr	Cadillac	Turtle	200
1	Willumae_Dr	Turtle	LeMoynes	300
1	Willumae_Dr	LeMoynes	Wolf	400
3	Wilmore_Pl	Darlington_Rd.	City_Line	100
5	Winthrop_Rd.	Plymouth	Culver	100
5	<u>Winthrop_Rd.</u>	<u>Culver</u>	<u>Ridgewood</u>	<u>200</u>
5	Woodbine_Ave	James	Northcliffe	100
5	Woodbine_Ave	Northcliffe	Glencove	200
5	Woodbine_Ave	Glencove	Sunnycrest	300
5	Woodbine_Ave	Sunnycrest	Caleb	400
5	Woodbine_Ave	Caleb	Burnet	500
3	Woodruff_Ave	Grant Blvd.	Listman	400

28-29 25-26 35-37



# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

September 15, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Ms. Patricia McBride  
City Clerk  
City Hall, Room 231  
Syracuse, New York 13202

**Re: Amend Ordinances 481-2022 & 482-2022, 2022/2023 Unimproved Street Program – Slurry Seal**

Dear Ms. McBride:

Please prepare legislation for the next meeting of the Common Council to amend Ordinances 481-2022 and 482-2022 which amended Ordinances 127-2022 and 128-2022, Unimproved Street Program – Slurry Seal. Due to fuel increases we did not estimate high enough and went over the \$1,500,000 by \$26,824.

- Ordinance authorizing the advertising of a public hearing, to be scheduled for the appropriate Common Council meeting, related to the increase in cost of \$26,824 for the 2022/2023 Unimproved Street Program-Slurry Seal, for all or part of the streets identified in "Appendix A".
- Amend Ordinance authorizing the Department of Public Works to proceed with the 2022/2023 Unimproved Street Program – Slurry Seal at a cost not to exceed \$1,500,000 to "\$1,526,824"
- Authorize the costs of labor, equipment, necessary legal fees, engineering costs, inspection fees and miscellaneous costs as required for the 2022/2023 Unimproved Street Program-Slurry Seal at a cost not to exceed \$1,500,000 and charging the cost thereof the premises fronting on the attached listing of streets to "\$1,526,824"

Department of Public Works  
1200 Canal St.  
Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

[www.syr.gov.net](http://www.syr.gov.net)

The account to be used will be 541500.09.00525 or an account to be determined by the Commissioner of Finance.

Very truly yours,

Jeremy Robinson  
Commissioner of Public Works



City of Syracuse

**AUTHORIZATION TO PROCEED WITH CIP PROJECT**

Date:	09/15/22	Department:	Public Works
Project Name:	Unimproved Street Program - Slurry Seal		
Project Cost:	\$1,526,824.00		
Contact Name:	Jeremy Robinson, Commissioner		
Project Description:	Apply slurry seal to a determined number of streets within the City of Syracuse, **need to add more money, \$1,500,000 to \$1,526,824. Bid came in higher than anticipated \$1,239,940, there is also a clause for fuel increases, adding in extra to cover **did not estimate high enough, went over the 1,500,000**		

**Projected Time Line & Funding Source(s)**

Estimated Start Date: 6/1/2022      Estimated Completion Date: 11/30/2022

<u>Funding Source:</u>	<u>Dollar Amount:</u>
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)      From appropriated & unallocated cash capital	\$26,824.00
Other (identify)      (costs will be recouped fees to taxpayer)	
Total Project Funding (must equal cost):	
	\$26,824.00

**Estimated Project Borrowing Timeline**

<u>Year</u>	<u>Fiscal Year</u>	<u>Estimated Amount to Borrow</u>
1	2023	
2		
3		
4		
5		

Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan:  Yes      No:      Reason("No"):

Director of Administration: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Management & Budget: \_\_\_\_\_ Date: 9-27-22

Commissioner of Finance: \_\_\_\_\_ Date: 9/28/2022

Ordinance No.

2022

**ORDINANCE AUTHORIZING AGREEMENT WITH THE ONONDAGA COUNTY RESOURCE RECOVERY AGENCY (OCRRA) FOR USE OF OCRRA'S SOLID WASTE DISPOSAL SYSTEM**

WHEREAS, the City and Onondaga County entered into an Intermunicipal Agreement to create the Onondaga County Resource Recovery Agency (OCRRA); and

WHEREAS, OCRRA was subsequently created by New York State to dispose of solid waste in Onondaga County; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that the Mayor be and he is hereby authorized to enter into an agreement with the Onondaga County Resource Recovery Agency (OCRRA) for use of OCRRA's solid waste and residential recycling disposal system; and

BE IT FURTHER ORDAINED, that said agreement shall be for a period of one year commencing January 1, 2023 and continuing through December 31, 2023; and

BE IT FURTHER ORDAINED, that pursuant to said agreement, the City shall pay the following solid waste tipping fees set forth below:

Year	Gross Tipping Fee	Prompt Payment Credit	Net Tipping Fee
2023	\$100.00/T	\$4.00/T	\$96.00/T; and

BE IT FURTHER ORDAINED, that pursuant to said agreement, the City shall pay \$34.00 per ton as the tipping fee for residential recycling; and

BE IT FUTHER ORDAINED, that all costs associated with this agreement shall be charged to Account #01.81600.540552, Account #01.81700.540552 or another appropriate account as designated by the Commissioner of Finance:

BE IT FURTHER ORDAINED, that said agreement shall contain such other terms and conditions as the Corporation Counsel shall deem in the best interest of the City of Syracuse.



# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 18, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13203

**Re: Agreement between OCRRA and the City of Syracuse for the use of OCRRA's Solid Waste Management System (Hauler Agreement)**

Dear Ms. McBride,

Please prepare legislation upon Mayoral approval for the next Common Council meeting to authorize the City of Syracuse to enter into an agreement with OCRRA's Solid Waste Management System (Hauler Agreement).

- The term of this agreement shall be for one year commencing on January 1, 2023 and shall terminate December 31, 2023.
- The tipping fee for the solid waste system is \$100.00 per ton with an incentive available of \$4.00 per ton credit offered for prompt payment, making a net amount of \$96.00 per ton, incentive included.
- The residential tipping fee for recycling is \$34.00 per ton.

Expenditures will be charged to 01.81600.540552 and 01.81700.540552.

Please do not hesitate to contact me directly if you have any questions or require additional information.

Very truly yours,

Jeremy Robinson  
Commissioner of DPW

Department of Public Works  
1200 Canal St.  
Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

[www.syr.gov.net](http://www.syr.gov.net)



# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**Julie Castellitto**  
Assistant Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget   
**DATE:** October 21, 2022  
**SUBJECT:** Agreement – OCRRA's Solid Waste Management System

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On behalf of the Department of Public Works, I am requesting that the City of Syracuse enter into an agreement with OCRRA's Solid Waste Management System (Hauler Agreement).

- The term of this agreement shall be for one year commencing on January 1, 2023 and shall terminate December 31, 2023.
- The tipping fee for the solid waste system is \$100.00 per ton with an incentive available of \$4.00 per ton credit offered for prompt payment, making a new amount of \$96,00 per ton, incentive included.
- The residential tipping fee for recycling is \$34.00 per ton

Expenditures will be charged to 01.81600.540552 and 01.81700.540552.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh  
City of Syracuse, New York

10/26/22  
Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syrgov.net](http://www.syrgov.net)



# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 18, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Tim Rudd  
Budget and Management Director  
City Hall Mayors Office  
Syracuse, NY 13203

**Re: Mayoral Approval for an Agreement between OCRRA and the City of Syracuse for the use of OCRRA's Solid Waste Management System (Hauler Agreement)**

Dear Mr. Rudd,

On behalf of the Department of Public Works, please prepare a letter to the Mayor requesting authorization for the City of Syracuse to enter into agreement with OCRRA for the use of OCRRA's Solid Waste Management System (Haulers Agreement)

- The term of this agreement shall be for one year commencing on January 1, 2023 and shall terminate December 31, 2023.
- The tipping fee for the solid waste system is \$100.00 per ton with an incentive available of \$4.00 per ton credit offered for prompt payment, making a net amount of \$96.00 per ton, incentive included.
- The residential tipping fee for recycling is \$34.00 per ton.

Expenditures will be charged to 01.81600.540552 and 01.81700.540552.

Upon Mayoral approval, please submit the accompanying request for legislation to the City Clerk to have this item placed on the next Common Council agenda.

Please do not hesitate to contact me directly if you have any questions or require additional information.

Approved; \_\_\_\_\_

Denied: \_\_\_\_\_

Date: 10-25-22

Very truly yours,

Jeremy Robinson  
Commissioner of DPW

Department of Public Works  
1200 Canal St.  
Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

[www.syr.gov.net](http://www.syr.gov.net)



OCRRA  
100 Elwood Davis Road  
North Syracuse, NY 13212-4312  
(315) 453-2866 • Fax (315) 453-2872

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October 14, 2021

Dear OCRRA Haulers and Member Municipalities,

I am happy to share that the OCRRA Board of Directors adopted OCRRA's FY 2022 **budget**, which holds the MSW and Recycling tip fees steady through December 31, 2023. During such tumultuous times, OCRRA is pleased to offer certainty of pricing. OCRRA will extend the current agreement, which expires in 2022, with no changes to any term or condition, to private and public haulers for one additional year. You or your hauler will be receiving a **letter agreement** to authorize the extension, which will run through the end of 2023.

We greatly appreciate everyone's patience with OCRRA during this autumn's regularly scheduled **maintenance outages** at the Waste-to-Energy (WTE) Facility. This outage coincided with a significant increase in the delivery of C&D debris and MSW to our facilities. The increase in home sales in the County, as well as cleanup of flooded properties from Tropical Storm Fred are thought to be the main contributors to the influx of waste deliveries in September. On Thursday, October 14 and Friday, October 15 **extended delivery hours** will be offered to help our community's private and public haulers access the WTE Facility during the second outage to minimize wait times. The final autumn outage is scheduled for early November to complete routine maintenance work.

Supply chain restrictions are impacting every sector - and recycling bins are not immune to these economy-wide constrictions. The latest shipment of OCRRA **blue bins** has been delayed. While we expect them shortly, OCRRA also has large recycling decals available for residents to label their own bin or box. Contact OCRRA Recycling Specialist, Lisa Piering, with questions or requests. She can be reached at [lpiering@ocrra.org](mailto:lpiering@ocrra.org).

In other big OCRRA news, after 30 years, **Andrew Radin**, OCRRA's Director of Recycling and Reduction, has retired. The long-time captain of our community's greatest team effort contributed so much to making Onondaga County's recycling program world-class. We wish him all the best in his adventures ahead.

I am thrilled to share that OCRRA's Public Information Officer **Kristen Lawton** was promoted to director of recycling and reduction. Please feel free to contact Kristen with any waste reduction or recycling questions or concerns at [klawton@ocrra.org](mailto:klawton@ocrra.org).

**Thank you** again for all that you do to promote sustainable solid waste practices in our community. Together we make a difference and really do "save the world a little each day."

Thank you,

Dereth Glance



OCRRA  
100 Elwood Davis Road  
North Syracuse, NY 13212-4312  
(315) 453-2866 • Fax (315) 453-2872

October 14, 2021

City of Syracuse - DPW  
ATTN: Ann Fordock  
1200 Canal Street  
Syracuse NY 13210

COPY

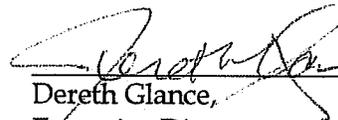
Re: Letter Extension Agreement

The Onondaga County Resource Recovery Agency (OCRRA) is pleased to offer a one-year extension to the existing Hauler Agreement. This extension will be through the calendar year 2023. OCRRA is also offering to extend the agreement without increasing either the Residential Tip Fee or the Acceptable Waste Tipping Fee. This agreement will therefore extend the Hauler Agreement upon the same terms and conditions as the existing agreement and incorporates the existing agreement in its entirety by reference herein.

By signing below the parties agree to be bound hereby, and further represent that the party signing this letter agreement has the authority to bind said party.

So Agreed,

Hauler: \_\_\_\_\_ Date

  
Dereth Glance, \_\_\_\_\_ Date  
Executive Director,  
OCRRA

OCT 14 2021

Ordinance No.

2022

**ORDINANCE APPROPRIATING FUNDS FOR  
THE DEPARTMENT OF PUBLIC WORKS FOR  
THE PURCHASE OF A 2022 WHEEL LOADER  
GRINDER BUCKET**

BE IT ORDAINED, that this Common Council hereby appropriates the sum of \$75,470.00 from Unallocated Cash Capital to an account to be determined by the Commissioner of Finance for the Department of Public Works; said funds are to be utilized for the purchase of a 2022 wheel loader grinder bucket for the Department of Public Works, in the manner provided by law.



# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 19, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Ms. Patricia McBride  
City Clerk  
230 City Hall  
Syracuse, NY 13202

**Re: Request for Legislation –Request for Unallocated Cash Capital to Purchase a 2022 Wheel Loader Grinder Bucket**

Dear Ms. McBride,

Please prepare legislation for the next meeting of the Common Council Meeting authorizing the use of unallocated cash capital for the Department of Public Works to purchase a 2022 wheel loader grinder bucket needed to break up salt.

Funds totaling \$75,470.00 will be placed in an account deemed appropriate by the Commissioner of Finance.

Please do not hesitate to contact me directly if you have any questions or require additional information.

Very truly yours,

Jeremy Robinson  
Commissioner of DPW

**Dept. of Public Works**  
1200 Canal St. Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

[www.syr.gov.net](http://www.syr.gov.net)



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	10/21/22	Department:	Public Works
Project Name:	2022/2023 Snow & Ice Equipment		
Project Cost:	\$75,470.00		
Contact Name:	Jeremy Robinson, Commissioner		
Project Description:	Purchase a 2022 wheel loader grinder bucket needed to break up salt.		

**Projected Time Line & Funding Source(s)**

Estimated Start Date: 9/22/2022 Estimated Completion Date: 4/1/2023

<b>Funding Source:</b>	<b>Dollar Amount:</b>
Local Share: Cash Capital	\$75,470.00
Local Share: Bonds (complete schedule below)	
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify) From appropriated & unallocated cash capital	
Other (identify) (costs will be recouped by fees assessed to taxpayers)	
Total Project Funding (must equal cost): \$75,470.00	

**Estimated Project Borrowing Timeline**

<u>Year</u>	<u>Fiscal Year</u>	<u>Estimated Amount to Borrow</u>
1		
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes: No: X Reason ("No"): Reallocating funds from under spent projects in order to fund this purchase

Director of Administration: [Signature] Date: 26 Oct 22

Director of Management & Budget: [Signature] Date: 10-25-22

Commissioner of Finance: [Signature] Date: 10/25/22

Ordinance No.

2022

**BOND ORDINANCE OF THE CITY OF SYRACUSE AUTHORIZING THE ISSUANCE AND SALE OF BONDS IN THE AMOUNT OF EIGHTY THOUSAND DOLLARS (\$80,000.00) TO DEFRAY THE COST AND EXPENSE OF THE DEPARTMENT OF PUBLIC WORKS 2022/2023 TRAFFIC MANAGEMENT CENTER EQUIPMENT CAPITAL PROGRAM**

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the specific object or purpose of providing funds to defray the cost and expense of the 2022/2023 Department of Public Works 2022/2023 Traffic Management Center Equipment Capital Program which calls for the purchase of equipment and tools for the Department of Public Works Traffic Management Center to replace of a failed out of warranty server, update and replacement of failed traffic cameras and related systems, replacement of functionally obsolete work stations and replacement of traffic suite diagnostic tools, at a cost not to exceed Eighty Thousand Dollars (\$80,000.00), general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. Eighty Thousand Dollars (\$80,000.00) is estimated as the maximum cost of the specific object or purpose for which such bonds are to be issued.

Section 3. The plan for financing such specific object or purpose consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of Eighty Thousand Dollars (\$80,000.00), thereby providing such sum for all the maximum cost of such specific object or purpose.

Section 4. It is hereby determined that the specific object or purpose for which bonds are to be issued falls within subdivision 35 of paragraph (a) Section 11.00 of the Local Finance Law and the

period of probable usefulness of such specific object or purpose is five (5) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be

authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with

the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE  
DEPARTMENT OF PUBLIC WORKS TO  
PROCEED WITH THE 2022/2023 TRAFFIC  
MANAGEMENT CENTER INFRASTRUCTURE  
UPGRADES CAPITAL PROGRAM**

BE IT ORDAINED, that this Common Council hereby authorizes the Department of Public Works to proceed with the 2022/2023 Traffic Management Center Infrastructure Upgrades Capital Program to be used for the purchase of equipment and tools for the Department of Public Works Traffic Management Center to replace out of warranty and functionally obsolete equipment and tools as detailed in the attached Schedule "A", at a total cost not to exceed \$80,000.00; and the Director of Management & Budget is hereby authorized to purchase said equipment and enter into a contract or contracts therefor in the manner provided by law; professional services for the project shall be obtained in accordance with Section 5-205A (8) of the Syracuse City Charter; charging the cost thereof to proceeds of the sale of bonds in the amount of \$80,000.00 authorized contemporaneously herewith by ordinance of this Common Council.

Topic:

24 October 2022  
Page 2

**Schedule A**

Capital Improvement Plan:  
22-23 Traffic Management Center Equipment program

1. Replacement of failed out of warranty server
2. Update and replacement of failed traffic cameras and related systems
3. Replacement of traffic suite diagnostic tools
4. Replacement of functionally obsolete work stations



# DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 24, 2022

**Jeremy Robinson**  
Commissioner

**Ann Fordock**  
Deputy Commissioner

**Martin E. Davis, L.S.**  
Deputy Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

**RE: 2022/2023 Traffic Management Center Infrastructure Upgrades**

Please have the following legislation prepared and placed on the next Common Council meeting agenda:

- Ordinance authorizing the sale and issuance of bonds to defray the cost of the 2022/2023 Traffic Management Center Infrastructure Upgrades. Estimated costs not to exceed \$80,000
- Ordinance authorizing DPW to proceed with the 2022/2023 Traffic Management Center Infrastructure Upgrades at a cost not to exceed \$80,000

Funding is to be used to replace out of warranty and functionally obsolete equipment and tools in the Traffic Management Center (TMC) at the DPW. The TMC supports the City's interconnected traffic signal system and allows for centralized monitoring of signal equipment, traffic conditions, and the citywide transportation network. An outline of the program can be found in the attached Schedule A. Please do not hesitate to contact me with any questions.

A Department of Public Works capital account set up by the Commissioner of Finance will account for the expenses for this project.

Very truly yours,

Jeremy Robinson  
Commissioner of Public Works

**Dept. of Public Works**  
1200 Canal St. Extension  
Syracuse, N.Y. 13202

Office 315 448-2489  
Fax 315 448-8531

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City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	10/20/22	Department:	Public Works
Project Name:	Traffic Management Center Infrastructure Upgrades		
Project Cost:	\$80,000.00		
Contact Name:	Jeremy Robinson		
Project Description:	The TMC allows DPW to monitor signals and address signal outages and other maintenance and safety issues. Equipment needs include state of good repair purchases for traffic cameras, servers, and proprietary items, in the TMC and deployed in field.		

**Projected Time Line & Funding Source(s)**

Estimated Start Date: 11/15/2022 Estimated Completion Date: 3/1/2023

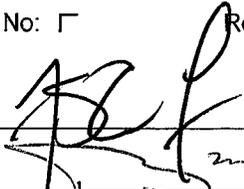
Funding Source:	Dollar Amount:
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	80,000.00
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Other (identify)	
Total Project Funding (must equal cost):	
	\$80,000.00

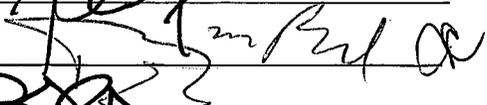
**Estimated Project Borrowing Timeline**

Year	Fiscal Year	Estimated Amount to Borrow
1	2023	80,000
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$80,000.00

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes:  No:  Reason("No"):

Director of Administration:  Date: 2/04/22

Director of Management & Budget:  Date: 10-25-21

Commissioner of Finance:  Date: 10/25/22

**ORDINANCE AUTHORIZING THE CITY OF SYRACUSE TO ACCEPT, OWN, AND MAINTAIN THE RECONSTRUCTION OF THE CITY OWNED 24 INCH (24") COMBINED SEWER LOCATED IN MADISON STREET BETWEEN ALMOND STREET AND IRVING AVENUE FROM THE NEW YORK STATE DORMITORY AUTHORITY (DASNY) AND THE OFFICE OF MENTAL HEALTH (OMH) WHICH IS BEING COMPLETED AS PART OF A DASNY AND OMH PROJECT, AT NO COST TO THE CITY**

WHEREAS, as part of the Dormitory Authority of the State of New York (DASNY) and the Office of Mental Health (OMH), DASNY Project 345170: Phase I Overall Site Improvements located at Hutchings Psychiatric Center, 620 Madison Street, Syracuse, New York, DASNY and OMH shall reconstruct the 24" sewer main and associated structures and elements located in Madison Street between Almond Street and Irving Avenue without cost to the City of Syracuse (City). The reconstruction shall be completed in accordance with the plans, specifications and final locations submitted by DASNY and OMH and approved by the City Engineer and the Commissioner of the Department of Public Works; and

WHEREAS, the Department of Engineering has reviewed, coordinated with other City departments and is of the opinion that the reconstruction of the 24" sewer main and associated structures and elements described in the plans and specifications on file at the Office of the City Engineer are to the benefit of the public and will not interfere with the public use of the streets; NOW, THEREFORE,

BE IT ORDAINED, upon the recommendation of the City Engineer that this Common Council authorizes permitting the Department of Public Works to accept own and maintain the

above described reconstruction of the City Owned 24" combined sewer in the former Madison Street R.O.W. (covered by an easement), by DASNY and OMH, as shown on the plans as forwarded to the Department of Engineering that were prepared for the Dormitory Authority of the State of New York and the Office of Mental Health by Delta Engineers, Architects, & Land Surveyors titled "Hutchings Psychiatric Center Phase I Overall Site Improvements", dated January 6, 2022., subject to the following conditions:

1. The Dormitory Authority of the State of New York (DASNY) and the Office of Mental Health (OMH) shall reconstruct the 24" sewer main and associated structures & elements located in Madison Street between Almond Street and Irving Avenue without cost to the City of Syracuse (City). The reconstruction shall be completed in accordance with the plans, specifications and final locations submitted by DASNY and OMH and approved by the City Engineer and the Commissioner of the Department of Public Works.

2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work. DASNY and OMH shall notify the City's Commissioner of the Department of Public Works and the City Engineer when the sewer reconstruction portion of DASNY's Project 345170 Phase I Overall Site Improvements located at Hutchings Psychiatric Center at 620 Madison Street, Syracuse, New York is anticipated to be complete. DASNY and the OMH, in accordance with their Contract Documents, shall have their Contractors provide them with a certification by a Professional Engineer as to the accuracy of the as-built drawings and this Professional Engineer shall attest to the fact that the improvements were constructed in conformity with the plans and specifications as approved by the City. It shall be the responsibility of DASNY and OMH to provide a copy of the certification to the City Engineer. As-built drawings and a certification of completion shall be submitted to the City by DASNY and the OMH within sixty (60) days of when they have declared the Project to be complete in accordance with their contract documents. DASNY and OMH shall notify the City if there is a need for additional time to provide the As-Built drawings and the certification of completion.

3. Elements of the work for the Reconstruction of the 24" combined sewer may require construction in the Irving Avenue and Crouse Avenue City Right-of-Ways, which are emergency routes to the hospitals, therefore, traffic within the City's Right of Way shall be maintained at all times during construction. The entire area of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress. Madison Street is a private road, subject to a City easement, but not part of the City Right-of-Way. Therefore, Madison Street is not subject to

these closure provisions and can be shut down by DASNY and OMH as necessary for the Project.

4. To the extent permitted by law, DASNY and the OMH will hold the City of Syracuse harmless from and indemnify it for any final judgment of a court of competent jurisdiction only to the extent attributable to the negligence of DASNY and the OMH or of its officers or employees when acting within the course and scope of their employment and within the scope of this Agreement.

5. That DASNY and the OMH, their successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.

6. That all ordinances, rules and regulations of the City and its departments, including but not limited to the Building Code of the City of Syracuse, shall be complied with at all times.

7. The Work in the City's Right-of-Way shall be subject to the street cut and repair permitting process administered by the City's Commissioner of Public Works and any other standard permitting processes that exist.

8. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.

9. That as detailed in their Contract Documents with their Contractor(s) DASNY and the OMH shall require that the Contractor(s) adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, DASNY and the OMH or their successors and assigns, shall be responsible for enforcing the Contract requirements with their Contractor to provide replacement to the satisfaction of the City Engineer, the Commissioner of Public Works and the Commissioner of Water. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.

10. That DASNY and the OMH shall include language in their contracts with their Contractor(s) who will be performing the work on the Reconstruction of the 24" combined sewer to require that the City of Syracuse is included as an additional insured on their general liability policies and that the Contractor shall indemnify and hold harmless the City of Syracuse, as an Owner's Related Party in the DASNY and the OMH Contract Documents, from any claims for damages relative to this Project. DASNY and the OMH, their successors, assigns, and agents shall require that the Contractor keep in force for the duration of this Project, a general liability insurance policy, in the amount of \$2,000,000. A Certificate of said insurance, along with the declaration page and/or blanket endorsement confirming the City's status as an additional

insured, shall be submitted to the Department of Engineering, Room 401 City Hall, 233 East Washington Street, Syracuse, New York 13202.

11. As detailed in their Contract Documents any coordination with the various utility operators, private and/or public, is the responsibility of DASNY and the OMH. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the proposed plans or Work or to the extent of Work involved in accommodating any existing utility or facility located within the City easement or Right of Way.

12. Upon completion of said work to the satisfaction of the City Engineer and the Commissioner of Public Works as herein provided, receipt of acceptable record drawings and documentation of inspections and testing, said combined sewer and all rights and interests thereto shall pass to and become the property of the City of Syracuse. The City shall provide DASNY and the OMH with written confirmation as to the date of acceptance of the above-described sewer main and appurtenances by the City.

13. DASNY and the OMH shall coordinate with the Commissioner of the City of Syracuse Water Department with respect to the impacts on the City owned water system from the reconstruction of the sewer on Madison Street. The City requires that utility installations must maintain a minimum of three (3) foot separation from the water main joints, tees and valves. All utilities shall be installed in accordance with Ten State Standards which require 10-foot horizontal clearance from water main and service lateral and 18-inch vertical clearance at crossing of water main.

14. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption. Should DASNY and the OMH encounter circumstances beyond their control that may result in failure in their ability to complete the Project within two (2) years from the date of the adoption of this Ordinance, it shall be the responsibility of DASNY and the OMH to notify the City Engineer in writing, providing a detailed description of the delay and the new anticipated completion date for the Project. The City Engineer, DASNY and the OMH shall agree on how to proceed and seek any necessary amendments to this Ordinance subject to the approval of the Mayor and Common Council. The terms and conditions of any amendment to this Ordinance shall be subject to the approval of the Corporation Counsel.

15. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and DASNY and the OMH.

16. The City Engineer has set the following conditions which DASNY and the OMH shall meet for the Project:

- a. As detailed in the Contract Documents DASNY and OMH shall provide for full-time project management services and construction inspection services during the construction of the sewer to ensure the construction is constructed in accordance with the plans and specifications. These services shall be provided by qualified

inspector(s). The City will notify DASNY and the OMH of any issues with project management services and construction inspection services during the construction of the sewer, and DASNY and the OMH will work with their Contractor to address these issues. DASNY and the OMH shall provide all reports relative to the construction and the construction inspection to the City. The Consultant Inspector shall have experience in sewer construction and general reconstruction in the public R.O.W. All construction and inspection documentation, including but not limited to, shop drawings, daily reports, pre and post TV inspection logs and digital copies of the videos, and as-built drawings shall be handed over to the City for their review prior to the City's acceptance of the work.

- b. DASNY and the OMH shall notify the City of any design changes to the sewer from the previously approved plans and specifications. Construction cannot proceed until City approval of any design changes is obtained, such approval will not be unreasonably delayed or denied.
- c. DASNY and the OMH shall allow City representatives on site to observe the construction. The City shall advise DASNY and the OMH of any issues observed with materials, workmanship, construction of the sewer main and the associated structures as soon as possible to avoid unnecessary delays in construction.
- d. DASNY and the OMH shall require their Contractor(s) to perform a Leakage Test either by air or water and TV all completed sewer lines and DASNY and the OMH shall provide copies of the reports/logs and footage to the City for review.
- e. DASNY and the OMH shall require their Contractor(s) to Mandrel test each segment of sewer line, testing to be observed by a qualified Engineer and a report of the testing to be delivered by DASNY and the OMH to the City. The City shall be notified in advance so Department of Engineering personnel can observe if available.
- f. DASNY and the OMH shall have their Contractor(s) correct any deficiencies in the construction as identified by the City to the satisfaction of the City.
- g. All sewers shall be cleaned before handing over to the City.
- h. The City shall only accept the sewer main and the associated structures when the sewer system construction is fully complete. Completion shall include but not be limited to all piping in place, all manholes complete (including bench walls), all excavations are backfilled and compacted and in place for over thirty (30) days, the systems have been thoroughly tested and as-built plans have been provided and reviewed by both the design engineer (Delta Engineers, Architects, & Land Surveyors) and City Engineer. In accordance with the provisions of their Contract Documents, DASNY and the OMH shall address any deviations noted between the as-built plans and design plans immediately, and any other City concerns associated with the sewer main and the associated structures shall be addressed before the City accepts the sewer main and associated structures without exception.

17. As there is no contractual design agreement between the City of Syracuse and the Engineer of Record, Delta Engineers Architects & Surveyors ("Delta"), DASNY and the OMH shall include language in their Contract with Delta that requires that Delta is required to indemnify and hold harmless the City of Syracuse relative to this Project. For the purposes of this Ordinance the City shall be classified as an "Owner's Related Party" as that term is defined in Chapter 3, Article 6 of the DASNY Contract Documents for this Project. Pursuant to the status as an Owner's Related Party: To the fullest extent permitted by law, DASNY's Professional(s) shall protect, indemnify and hold harmless the City of Syracuse, as an Owner's Related Party, from and against any and all liability, loss, claims, demands, suits, costs, fees, interest and expenses (including actual fees and expenses of attorneys, expert witnesses, and other consultants), by whomsoever brought and regardless of the legal theories upon which premised, including, but not limited to those arising out of bodily injury to, or sickness or death of, any person, or property damage or destruction (including loss of use), which may be imposed upon, incurred by or asserted against the Owner or the Owner's Related Parties allegedly or actually arising out of or resulting from any negligent act, error or omission or any intentional misconduct (i) of the Professional; or (ii) of the Professional's Subconsultants, Subcontractors or suppliers; or (iii) of the agents, employees or servants of the Professional or its Subconsultants, Subcontractors or suppliers.

18. All monuments shall be referenced prior to construction. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by DASNY and OMH.

19. DASNY and OMH shall make application and obtain appropriate approval from the Onondaga County Plumbing Control Division of Water Environment and Protection and internal plumbing permits associated with this Project.

20. Upon completion of said work to the satisfaction of the City Engineer and the Commissioner of the City of Syracuse Department of Public Works as herein provided, said sewer main and the associated structures and all rights and interests thereto shall pass to and become the property of the City of Syracuse.

21. The easement to the City of Syracuse for Madison Street is not altered by this Agreement for acceptance of the 24" Combined Sewer Main in the Madison Street Right of Way and all terms and conditions of the easement shall remain as per the original agreement entered into at the time of the abandonment of Madison Street.

22. DASNY and the OMH shall take the necessary steps to ensure that the sewer reconstruction work is performed in compliance with the terms and conditions of the DASNY and the OMH Contract Documents. The Commissioner of Public Works and the City Engineer must provide final approval of the completed sewer reconstruction work in order for the City to accept ownership of the sewer main and the associated structures. As noted in the DASNY and the OMH Contract documents, upon completion of the sewer reconstruction work the Contractor

is required to provide a one (1) year warranty. Upon the City's acceptance of the sewer main, per the Contract documents, the one (1) year warranty shall transfer to the City of Syracuse.



# DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE, MAYOR BEN WALSH

**Mary E. Robison, PE**  
City Engineer

**John Kivlehan**  
Design & Construction

**Kelly Haggerty**  
Public Buildings

**Marc Romano**  
Mapping & Surveying

October 24, 2022

Ms. Patricia K. McBride  
City Clerk  
Room 231 City Hall  
233 East Washington Street  
Syracuse, New York 13202

**Re: Request for Legislation Authorizing the City of Syracuse to Accept the Reconstruction of the City Owned 24 inch (24") Combined Sewer located in Madison Street between Almond Street and Irving Avenue from the New York State Dormitory Authority (DASNY) and the Office of Mental Health (OMH), which is being completed as part of a DASNY and OMH Project at no cost to the City.**

Dear Ms. McBride:

Please place on the agenda for the next meeting of the Common Council:

**An Ordinance Authorizing the City of Syracuse to Accept the Reconstruction of the City Owned 24 inch (24") Combined Sewer located in Madison Street between Almond Street and Irving Avenue from DASNY and OMH. The reconstruction is to be completed as part of DASNY Project 345170: Phase I Overall Site Improvements located at Hutchings Psychiatric Center, 620 Madison Street, Syracuse, New York, at no cost to the City. The location of the work, Madison Street between Almond Street and Irving Avenue, was previously abandoned to the State of the New York with an easement reserved for the City's sewer system.**

This department has reviewed, coordinated with other City departments and is of the opinion that the reconstruction of the sewer described in the plans and specifications on file at the Office of the City Engineer are to the benefit of the public. It is therefore, recommended that an ordinance be submitted for consideration by the Common Council permitting the City of Syracuse Department of Public Works to accept the reconstruction of the City Owned 24" combined sewer in the former Madison Street R.O.W. (covered by an easement), as shown on the plans as forwarded to the Department of Engineering that were prepared for the Dormitory Authority of the State of New York and the Office of Mental Health by Delta Engineers, Architects, & Land Surveyors titled "*Hutchings Psychiatric Center Phase I Overall Site Improvements*", dated January 6, 2022.

**Department of Engineering**  
233 E. Washington St.  
City Hall, Room 401  
Syracuse, N.Y. 13202  
Office 315 448-8200  
Fax 315 448-8488

[www.syr.gov.net](http://www.syr.gov.net)

The acceptance of the above-described sewer reconstruction will be subject to the following terms and conditions as permitted by law:

1. The Dormitory Authority of the State of New York (DASNY) and the Office of Mental Health (OMH), shall reconstruct the 24" sewer main and associated structures & elements located in Madison Street between Almond Street and Irving Avenue without cost to the City of Syracuse (City). The reconstruction shall be completed in accordance with the plans, specifications and final locations submitted by DASNY and OMH and approved by the City Engineer and the Commissioner of the Department of Public Works.
  
2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. **The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work.** DASNY and OMH shall notify the City's Commissioner of the Department of Public Works and the City Engineer when the sewer reconstruction portion of DASNY's Project 345170 Phase I Overall Site Improvements located at Hutchings Psychiatric Center at 620 Madison Street, Syracuse, New York is anticipated to be complete. DASNY and the OMH, in accordance with their Contract Documents, shall have their Contractors provide them with a certification by a Professional Engineer as to the accuracy of the as-built drawings and this Professional Engineer shall attest to the fact that the improvements were constructed in conformity with the plans and specifications as approved by the City. It shall be the responsibility of DASNY and OMH to provide a copy of the certification to the City Engineer. As-built drawings and a certification of completion shall be submitted to the City by DASNY and the OMH within sixty (60) days of when they have declared the Project to be complete in accordance with their contract documents. DASNY and OMH shall notify the City if there is a need for additional time to provide the As-Built drawings and the certification of completion.
  
3. Elements of the work for the Reconstruction of the 24" combined sewer may require construction in the Irving Avenue and Crouse Avenue City Right-of-Ways, which are emergency routes to the hospitals, therefore, traffic within the City's Right of Way shall be maintained at all times during construction. The entire area of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress. Madison Street is a private road, subject to a City easement, but not part of the City Right-of Way. Therefore, Madison Street is not subject to these closure provisions and can be shut down by DASNY and OMH as necessary for the Project.
  
4. To the extent permitted by law, DASNY and the OMH will hold the City of Syracuse harmless from and indemnify it for any final judgment of a court of competent jurisdiction only to the extent attributable to the negligence of DASNY and the OMH or of its officers or employees when acting within the course and scope of their employment and within the scope of this Agreement.
  
5. That DASNY and the OMH, their successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.

6. That all ordinances, rules and regulations of the City and its departments, including but not limited to the Building Code of the City of Syracuse, shall be complied with at all times.

7. The Work in the City's Right-of-Way shall be subject to the street cut and repair permitting process administered by the City's Commissioner of Public Works and any other standard permitting processes that exist.

8. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.

9. That as detailed in their Contract Documents with their Contractor(s) DASNY and the OMH shall require that the Contractor(s) adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, DASNY and the OMH or their successors and assigns, shall be responsible for enforcing the Contract requirements with their Contractor to provide replacement to the satisfaction of the City Engineer, the Commissioner of Public Works and the Commissioner of Water. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.

10. That DASNY and the OMH shall include language in their contracts with their Contractor(s) who will be performing the work on the Reconstruction of the 24" combined sewer to require that the City of Syracuse is included as an additional insured on their general liability policies and that the Contractor shall indemnify and hold harmless the City of Syracuse, as an Owner's Related Party in the DASNY and the OMH Contract Documents, from any claims for damages relative to this Project. DASNY and the OMH, their successors, assigns, and agents shall require that the Contractor keep in force for the duration of this Project, a general liability insurance policy, in the amount of \$2,000,000. A Certificate of said insurance, along with the declaration page and/or blanket endorsement confirming the City's status as an additional insured, shall be submitted to the Department of Engineering, Room 401 City Hall, 233 East Washington Street, Syracuse, New York 13202.

11. As detailed in their Contract Documents any coordination with the various utility operators, private and/or public, is the responsibility of DASNY and the OMH. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the proposed plans or Work or to the extent of Work involved in accommodating any existing utility or facility located within the City easement or Right of Way.

12. Upon completion of said work to the satisfaction of the City Engineer and the Commissioner of Public Works as herein provided, receipt of acceptable record drawings and documentation of inspections and testing, said combined sewer and all rights and interests thereto shall pass to and become the property

of the City of Syracuse. The City shall provide DASNY and the OMH with written confirmation as to the date of acceptance of the above-described sewer main and appurtenances by the City.

13. DASNY and the OMH shall coordinate with the Commissioner of the City of Syracuse Water Department with respect to the impacts on the City owned water system from the reconstruction of the sewer on Madison Street. The City requires that utility installations must maintain a minimum of three (3) foot separation from the water main joints, tees and valves. All utilities shall be installed in accordance with Ten State Standards which require 10-foot horizontal clearance from water main and service lateral and 18-inch vertical clearance at crossing of water main.

14. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption. Should DASNY and the OMH encounter circumstances beyond their control that may result in failure in their ability to complete the Project within two (2) years from the date of the adoption of this Ordinance, it shall be the responsibility of DASNY and the OMH to notify the City Engineer in writing, providing a detailed description of the delay and the new anticipated completion date for the Project. The City Engineer, DASNY and the OMH shall agree on how to proceed and seek any necessary amendments to this Ordinance subject to the approval of the Mayor and Common Council. The terms and conditions of any amendment to this Ordinance shall be subject to the approval of the Corporation Counsel.

15. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and DASNY and the OMH.

16. The City Engineer has set the following conditions which DASNY and the OMH shall meet for the Project:

- a. As detailed in the Contract Documents DASNY and OMH shall provide for full-time project management services and construction inspection services during the construction of the sewer to ensure the construction is constructed in accordance with the plans and specifications. These services shall be provided by qualified inspector(s). The City will notify DASNY and the OMH of any issues with project management services and construction inspection services during the construction of the sewer, and DASNY and the OMH will work with their Contractor to address these issues. DASNY and the OMH shall provide all reports relative to the construction and the construction inspection to the City. The Consultant Inspector shall have experience in sewer construction and general reconstruction in the public R.O.W. All construction and inspection documentation, including but not limited to, shop drawings, daily reports, pre and post TV inspection logs and digital copies of the videos, and as-built drawings shall be handed over to the City for their review prior to the City's acceptance of the work.
- b. DASNY and the OMH shall notify the City of any design changes to the sewer from the previously approved plans and specifications. Construction cannot proceed until City

approval of any design changes is obtained, such approval will not be unreasonably delayed or denied.

- c. DASNY and the OMH shall allow City representatives on site to observe the construction. The City shall advise DASNY and the OMH of any issues observed with materials, workmanship, construction of the sewer main and the associated structures as soon as possible to avoid unnecessary delays in construction.
- d. DASNY and the OMH shall require their Contractor(s) to perform a Leakage Test either by air or water and TV all completed sewer lines and DASNY and the OMH shall provide copies of the reports/logs and footage to the City for review.
- e. DASNY and the OMH shall require their Contractor(s) to Mandrel test each segment of sewer line, testing to be observed by a qualified Engineer and a report of the testing to be delivered by DASNY and the OMH to the City. The City shall be notified in advance so Department of Engineering personnel can observe if available.
- f. DASNY and the OMH shall have their Contractor(s) correct any deficiencies in the construction as identified by the City to the satisfaction of the City.
- g. All sewers shall be cleaned before handing over to the City.
- h. The City shall only accept the sewer main and the associated structures when the sewer system construction is fully complete. Completion shall include but not be limited to all piping in place, all manholes complete (including bench walls), all excavations are backfilled and compacted and in place for over thirty (30) days, the systems have been thoroughly tested and as-built plans have been provided and reviewed by both the design engineer (Delta Engineers, Architects, & Land Surveyors) and City Engineer. In accordance with the provisions of their Contract Documents, DASNY and the OMH shall address any deviations noted between the as-built plans and design plans immediately, and any other City concerns associated with the sewer main and the associated structures shall be addressed before the City accepts the sewer main and associated structures without exception.

17. As there is no contractual design agreement between the City of Syracuse and the Engineer of Record, Delta Engineers Architects & Surveyors ("Delta"), DASNY and the OMH shall include language in their Contract with Delta that requires that Delta is required to indemnify and hold harmless the City of Syracuse relative to this Project. For the purposes of this Ordinance the City shall be classified as an "Owner's Related Party" as that term is defined in Chapter 3, Article 6 of the DASNY Contract Documents for this Project. Pursuant to the status as an Owner's Related Party: To the fullest extent permitted by law, DASNY's Professional(s) shall protect, indemnify and hold harmless the City of Syracuse, as an Owner's

Related Party, from and against any and all liability, loss, claims, demands, suits, costs, fees, interest and expenses (including actual fees and expenses of attorneys, expert witnesses, and other consultants), by whomsoever brought and regardless of the legal theories upon which premised, including, but not limited to those arising out of bodily injury to, or sickness or death of, any person, or property damage or destruction (including loss of use), which may be imposed upon, incurred by or asserted against the Owner or the Owner's Related Parties allegedly or actually arising out of or resulting from any negligent act, error or omission or any intentional misconduct (i) of the Professional; or (ii) of the Professional's Subconsultants, Subcontractors or suppliers; or (iii) of the agents, employees or servants of the Professional or its Subconsultants, Subcontractors or suppliers.

18. All monuments shall be referenced prior to construction. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by DASNY and OMH.

19. DASNY and OMH shall make application and obtain appropriate approval from the Onondaga County Plumbing Control Division of Water Environment and Protection and Internal plumbing permits associated with this Project.

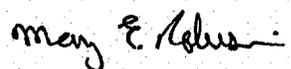
20. Upon completion of said work to the satisfaction of the City Engineer and the Commissioner of the City of Syracuse Department of Public Works as herein provided, said sewer main and the associated structures and all rights and interests thereto shall pass to and become the property of the City of Syracuse.

21. The easement to the City of Syracuse for Madison Street is not altered by this Agreement for acceptance of the 24" Combined Sewer Main in the Madison Street Right of Way and all terms and conditions of the easement shall remain as per the original agreement entered into at the time of the abandonment of Madison Street.

22. DASNY and the OMH shall take the necessary steps to ensure that the sewer reconstruction work is performed in compliance with the terms and conditions of the DASNY and the OMH Contract Documents. The Commissioner of Public Works and the City Engineer must provide final approval of the completed sewer reconstruction work in order for the City to accept ownership of the sewer main and the associated structures. As noted in the DASNY and the OMH Contract documents, upon completion of the sewer reconstruction work the Contractor is required to provide a one (1) year warranty. Upon the City's acceptance of the sewer main, per the Contract documents, the one (1) year warranty shall transfer to the City of Syracuse.

Additional terms and conditions, as recommended by the City Engineer and the Corporation Counsel, shall be set forth in the Ordinance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mary E. Robison". The signature is written in a cursive style with a horizontal line at the end.

Mary E. Robison, P.E.,  
City Engineer

**ORDINANCE AUTHORIZING MAYOR TO  
SUBMIT AN APPLICATION FOR THE 2022  
STRENGTHENING MOBILITY AND  
REVOLUTIONIZING TRANSPORTATION  
(SMART) GRANT FROM THE UNITED STATES  
DEPARTMENT OF TRANSPORTATION AND  
EXECUTE A CONTRACT OR WRITTEN  
INSTRUMENTS ASSOCIATED WITH THE  
GRANT AS NECESSARY**

BE IT ORDAINED, that the Mayor be and he hereby is authorized to submit an application to the New York State Division of Criminal Justice Services for a grant in an amount not to exceed \$2,000,000 for an 18-month planning and demonstration phase with an additional implementation grant eligible in an amount not to exceed \$15,000,000 if the City successfully completes the planning and demonstration phase; said funds will be used to plan for and conduct a demonstration project using advanced smart city technologies and systems such as upgraded traffic signal technology and sensors to create a safer transportation system for vehicles, bikes, scooters, and pedestrians; the planning phase of the project will study and determine the most appropriate locations and technologies to be demonstrated, with community partner; no City matching funds are required; and

BE IT FURTHER ORDAINED, that upon receipt of said grant, the Mayor be and he hereby is authorized to execute a contract or written instruments as approved by the Corporation Counsel; and

BE IT FURTHER ORDAINED, that upon receipt of said funds or any part thereof, pursuant to said application authorized herein, the Commissioner of Finance is authorized and directed to deposit the same in an appropriate account to be determined by him.

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# Bureau of Research

CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

**Janet L. Burke**  
Director, Bureau of  
Research

Ms. Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

Re: Request for Legislation – Strengthening Mobility and Revolutionizing Transportation (SMART)

Dear City Clerk McBride:

Please prepare legislation for the upcoming meeting of the Common Council authorizing the City of Syracuse to apply for and enter into an agreement with the United States Department of Transportation for a FY 2022 Strengthening Mobility and Revolutionizing Transportation (SMART) grant.

The City of Syracuse will use the grant to plan for and conduct a demonstration project using advanced smart city technologies and systems such as upgraded traffic signal technology and sensors to create a safer transportation system for vehicles, bikes, scooters, and pedestrians. The planning phase of the project will study and determine the most appropriate locations and technologies to be demonstrated, with community partner

The amount of the grant is not to exceed \$2,000,000 for an 18-month planning and demonstration phase. No local match is required. If we successfully complete the planning and demonstration phase, the City would be eligible for a \$15,000,000 implementation grant to scale the technology solution throughout the city

**Bureau of Research**  
233 E Washington St.  
Room 419  
Syracuse, N.Y. 13202

Office 315 448-8020  
Fax 315 448-8008

[www.syr.gov.net](http://www.syr.gov.net)

Sincerely,  
  
Janet L. Burke  
Director

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**ORDINANCE ACCEPTING PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT THAT THE FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT PREPARED FOR THE PROPOSED ADOPTION OF THE NEW CITY OF SYRACUSE ZONING RULES AND REGULATIONS AND ZONING MAP IS COMPLETE AND ADOPTED AS FINAL**

WHEREAS, the City of Syracuse Administration has proposed adoption of a new City of Syracuse Zoning Rules and Regulations and Zoning Map and the Common Council (hereinafter the “Agency”) has determined that it is lead agency for SEQRA purposes; and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination whether the “action” (as said quoted term is defined in SEQRA) to be taken by the Agency may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA) and the proposed adoption of new Zoning Rules and Regulations Ordinance and Zoning Map by the Agency constitutes such an action; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the “FEAF”) to aid in determining whether undertaking the adoption of the City of Syracuse new Zoning Rules and Regulations Ordinance and Zoning Map (hereinafter the “Project”) may have a significant adverse impact upon the environment; and

WHEREAS, pursuant to an ordinance adopted on September 9, 2019 (#558-2019), the Agency determined that the Project was a Type I action, issued a positive declaration, declared its intent to act as “lead agency” (as said quoted term is defined in SEQRA), and resolved that a Draft Generic Environmental Impact Statement (“DGEIS”) will be prepared; and

WHEREAS, pursuant to SEQRA, the Agency notified each identified “involved agency” (as said quoted term is defined in SEQRA) of its intent to act as lead agency concerning the coordinated environmental review of the action; and

WHEREAS, no involved agency objected to the Agency acting as lead agency; and

WHEREAS, the Agency prepared a DGEIS for the Project in accordance with the applicable SEQRA regulations; and

WHEREAS, the Common Council accepted the DGEIS as complete on August 1, 2022, held a public hearing concerning the DGEIS on August 22, 2022, and provided a 60-day public comment period on the DGEIS that expired on October 2, 2022;

NOW, THEREFORE, be it ordained by the members of the Common Council of the City of Syracuse as follows:

- (1) The Agency hereby confirms its status as lead agency concerning the coordinated environmental review of the Project.
- (2) Based upon an examination of the FGEIS prepared for the Project, the criteria contained in 6 NYCRR Part 617, and based further upon the Agency’s investigation of the Project and its potential significant environmental impacts as the Agency has deemed appropriate, the Agency determines and finds that the FGEIS, dated October 28, 2022 and attached hereto as Exhibit A, is complete and accepted as final pursuant to SEQRA.
- (3) The Agency hereby adopts a Notice of Completion of FGEIS (“Notice of Completion”) concerning the Project, which is attached hereto as Exhibit B.
- (4) The Agency shall arrange for filing and distribution of the Notice of Completion and FGEIS pursuant to the requirements of SEQRA.
- (5) Copies of the FGEIS and Notice of Completion, as well as a copy of this Ordinance, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours. A copy shall also be made available for public review at City Hall, 233 E. Washington Street, Syracuse, NY 13202, as well as online at <https://www.syr.gov/Initiatives/Planning/ReZone-Syracuse>.
- (6) This Ordinance shall take effect immediately upon Mayoral approval.



## **Final Generic Environmental Impact Statement**

**City of Syracuse  
Onondaga County, New York**

**SEQRA Lead Agency:**

Syracuse Common Council  
314 City Hall • 233 East Washington Street  
Syracuse, New York 13202  
For additional information:  
Owen Kerney, Assistant Director for City Planning  
315-448-8160

**Prepared By:**

City Planning Division & City Zoning Division  
City Hall Commons  
201 East Washington Street  
Syracuse, NY 13202

**Date of FGEIS Acceptance: November 7, 2022**

**October 28, 2022**



**Ben Walsh, Mayor**

The proposed Zoning Ordinance and Map can be found on the ReZone project website (<https://www.syr.gov/Initiatives/Planning/ReZone-Syracuse>) or a copy is available at City Hall Commons in the Office of Zoning Administration: 201 East Washington St., Room 500, Syracuse, NY 13202.

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## EXECUTIVE SUMMARY

This Final Generic Environmental Impact Statement (“FGEIS”) has been prepared in accordance with the State Environmental Quality Review Act (“SEQRA”) to summarize and respond to the substantive comments received by the Lead Agency, the Syracuse Common Council, as part of the public review and comment period for the Draft Generic Environmental Impact Statement (“DGEIS”).

The DGEIS evaluated the potential adverse environmental impacts of the Syracuse Common Council’s proposed adoption of ReZone Syracuse (“ReZone”), which consists of the following components:

- A Zoning Ordinance (“proposed Zoning Ordinance”) that updates and replaces the City’s existing zoning regulations and procedures with new and revised land uses, zoning districts, standards, and procedures in a new, user-friendly document.
- A Zoning Map (“proposed Zoning Map”) that updates and replaces the City’s existing zoning map by introducing new zoning districts, consolidating similar or duplicative districts, and eliminating unused or underutilized districts, consistent with the City’s adopted Comprehensive Plan 2040<sup>1</sup> and Syracuse Land Use & Development Plan 2040 (“LUP”)<sup>2</sup>.

## Project Description

In 2015, the City of Syracuse began the ReZone project to update the current City of Syracuse Zoning Ordinance and Map, formally referred to as the City of Syracuse Zoning Rules and Regulations, as amended (“current Zoning Ordinance and Map”). The City hired a Consultant, Clarion Associates, to assist the City Planning Division and Office of Zoning Administration with ReZone. The end goal of these efforts is the proposed Zoning Ordinance and Map, which are intended to guide the development, improvement, and modification of land in the City to create places of specific character and performance consistent with the City’s Comprehensive Plan 2040 and LUP.

ReZone identified five overarching goals which are described in the DGEIS:

- Create a user-friendly ordinance;
- Update the zoning districts to implement the LUP;
- Modernize the land uses;
- Introduce uniform standards to improve the quality of development; and
- Streamline the development review procedures.

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<sup>1</sup> Available at: <https://www.syr.gov/files/sharedassets/public/2-departments/planning/documents/2012comprehensiveplan2040.pdf>

<sup>2</sup> Available at: <https://www.syr.gov/files/sharedassets/public/2-departments/planning/documents/2012landuseanddevelopmentplan2040.pdf>

## Public Comment

On August 1, 2022, the Syracuse Common Council, acting as the SEQRA Lead Agency, accepted the DGEIS and opened the 30-day public review and comment period. A public hearing was held on August 22, 2022, and the public comment period was extended an additional 30 days to allow for further public review and comment. The public hearing transcripts are available in Appendix A of this FGEIS. The written comments submitted to the Lead Agency by the public and involved agencies are presented in Appendix B.

Substantive comments received pertained to either 1) the DGEIS' evaluation of potential adverse environmental impacts or 2) the contents of the proposed Zoning Ordinance and Map. Both types of comments are responded to in this FGEIS in Table 1 (Section 3.0).

## Changes to DGEIS

The substantive public comments received that pertained to the DGEIS' evaluation of potential adverse environmental impacts that warrant further consideration are presented in this FGEIS as changes to the DGEIS.

The Lead Agency finds that the proposed changes made to the DGEIS in response to comments received and the analyses of the impacts identified in the DGEIS are appropriate and will mitigate potential adverse impacts of ReZone. Therefore, no additional mitigation is required beyond the proposed changes described below.

## 1.0 PROJECT DESCRIPTION

This is the FGEIS for the Syracuse Common Council's proposed adoption of ReZone, which consists of the following components:

- A proposed Zoning Ordinance that updates and replaces the City's existing zoning regulations and procedures with new and revised land uses, zoning districts, standards, and procedures in a new, user-friendly document.
- A proposed Zoning Map that updates and replaces the City's existing zoning map by introducing new zoning districts, consolidating similar or duplicative districts, and eliminating unused or underutilized districts, consistent with the City's adopted Comprehensive Plan 2040 and LUP.

The City's first Zoning Ordinance and Map were adopted in 1922, at a time when the concept of regulating land use was first introduced in New York State through its enabling statutes. The City's Zoning Ordinance has been updated several times since then, but updates were typically performed in a piecemeal manner, which has created a document that is not easy to use or administer. The last time the City comprehensively updated the zoning ordinance was in 1967, and the current Zoning Ordinance still reflects that version with its strict separation of land uses, lack of effective development standards, and complex administration. Consequently, the current Zoning Ordinance does not reflect the City's vision or current best practices in city planning or zoning.

As a result, the City undertook ReZone, a comprehensive project to revise and modernize zoning for the entire City and provide the necessary regulatory tools to achieve the community's vision. The end goal of these efforts is the proposed Zoning Ordinance and Map, which will facilitate implementation of the City's adopted Comprehensive Plan 2040, including one of its critical components, the LUP.

### 1.1 DGEIS Content and Findings

In accordance with SEQRA, a DGEIS was prepared to evaluate the potential adverse environmental impacts of the Syracuse Common Council's proposed adoption of ReZone. The DGEIS was accepted by the Lead Agency on August 1, 2022 and is available on the project website (<https://www.syr.gov/Initiatives/Planning/ReZone-Syracuse>). The DGEIS consists of the following sections and appendices:

#### EXECUTIVE SUMMARY

##### 1.0 PROJECT DESCRIPTION

- 1.1 Introduction, Goals, and Objectives of the Project
- 1.2 Relationship to Comprehensive Planning
- 1.3 Public Outreach
- 1.4 State Environmental Quality Review Act Process

**2.0 LAND USE AND ZONING ASSESSMENT**

2.1 Current Zoning and Land Use

2.2 Proposed Zoning and Land Use

**3.0 ENVIRONMENTAL SETTING, IMPACT ANALYSIS, AND MITIGATION MEASURES**

3.1 Land

3.2 Flooding

3.3 Plants and Animals

3.4 Aesthetic Resources

3.5 Historic and Archaeological Resources

3.6 Transportation

3.7 Consistency with Community Character

3.8 Environmentally Insignificant Issues

**4.0 REASONABLE ALTERNATIVES**

4.1 No Action

4.2 Partial Adoption

4.3 No Zoning

**5.0 CRITERIA FOR FURTHER EVALUATION**

Appendix A: Buffer Area Analysis

Appendix B: Key Transportation Indicators

Appendix C: ReZone Table of Allowed Uses

Appendix D: Reference Materials

The DGEIS concludes that ReZone is expected to minimize or eliminate a number of adverse environmental impacts resulting from the application of the current Zoning Ordinance and Map. This is the result of new regulations in ReZone that implement the:

- establishment of mixed-use zoning districts,
- creation of citywide development standards,
- creation of an open space zoning district,
- revisions to dimensional standards, and
- increase diversity of housing options.

The DGEIS identified additional potential mitigation measures to further minimize the potential adverse impacts associated with the adoption of ReZone to the following sections:

- Land
- Flooding
- Plants and Animals
- Aesthetic Resources
- Historic and Archaeological Resources
- Transportation
- Consistency with Community Character

## 1.2 State Environmental Quality Review Act Process

Pursuant to Article 8 of the Environmental Conservation Law of the State of New York, and consequently the provisions of SEQRA, all agencies are required to “determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment, and, if it is determined that the action may have a significant adverse impact, prepare or request an environmental impact statement.”

In accordance with SEQRA, the City of Syracuse Common Council reviewed the full environmental assessment form (“FEAF”) prepared for ReZone, and on July 29, 2019, the Common Council determined, pursuant to 6 NYCRR § 617.4, ReZone was a Type I action and declared its intent to act as Lead Agency for the purpose of conducting a coordinated environmental review under SEQRA. On August 7, 2019, the Common Council distributed a letter to all involved agencies regarding its intent to act as Lead Agency. No involved agencies objected to the Lead Agency designation, and the Common Council assumed the role of Lead Agency.

On September 9, 2019, the Common Council determined the adoption and implementation of ReZone may have the potential for an adverse environmental impact and issued a positive declaration under SEQRA. The Common Council further determined that a DGEIS must be prepared. Pursuant to 6 NYCRR § 617.8 of SEQRA, a draft scoping document was prepared to outline the contents of the DGEIS and made available for public, agency and stakeholder comment. The final scoping document was adopted by the Common Council on March 16, 2020.

The DGEIS was prepared by the Syracuse-Onondaga County Planning Agency on behalf of the Common Council as Lead Agency. On August 1, 2022, the Common Council accepted the DGEIS and opened the 30-day public review and comment period. A public hearing was held on August 22, 2022, and the public comment period was extended an additional 30 days to October 2, 2022 to allow for further public review and comment.

The FGEIS includes a summary of substantive comments received, responses to those comments, and resultant revisions to the DGEIS. Pursuant to 6 NYCRR § 617.11 of SEQRA, the Common Council can issue a Findings Statement no less than ten days after completion of the FGEIS. The issuance of a Findings Statement is required before the Common Council makes a determination regarding whether to adopt ReZone.

## 2.0 REVISIONS TO THE DGEIS

This section describes additional mitigation measures, beyond those mitigation measures included in the DGEIS. These additional measures are in response to substantive comments received during the public comment period that will mitigate the potential environmental impacts of ReZone. The section is arranged to describe revisions to the proposed mitigation measures described in the DGEIS and how they will affect the proposed Zoning Ordinance and Zoning Map.

### 2.1 Description of Changes to the DGEIS

#### Proposed Mitigation Measures

##### **Zoning Map**

Comments were received regarding the allocation and arrangement of zoning districts on the proposed *Zoning Map*. These comments focused on areas adjacent to I-81, mixed use corridors, and residential areas. Changes to the proposed Zoning Map are recommended to address the potential adverse impacts identified in the public comments. These changes include potential mitigation of mixed-use zoning designations adjacent to I-81 south of downtown, mixed use zoning designations along neighborhood business corridors throughout the City, and medium and higher density zoning designation in neighborhoods. Further, the project team will clarify the legibility of the proposed zoning map for all users.

##### **3.1 Land**

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance on land resources in the City. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on land resources, and the measures discussed below are recommended to further mitigate any potential adverse impacts.

Update *Article 3 Use Regulations* specifically the Table of Allowable Uses, Use Specific Standards and General Standards. Recommended mitigation includes, but may not be limited to, the following: clarifying these sections and expanding allowable uses to include additional residential housing options; clarifying permitted commercial uses and expanding accessory uses permitted; and updating the relevant standards associated with these uses. These recommended revisions, along with the mitigation measures concerning the proposed Zoning Map discussed above, will directly address the public comments regarding potential adverse impacts on land resources.

##### **3.4 Aesthetic Resources**

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed zoning ordinance on aesthetic resources in the City. Additional public comments were received regarding potential adverse impacts of the proposed zoning ordinance on aesthetic resources, and the measures discussed below are recommended to further mitigate any potential adverse impacts.

Update *Article 2 Zoning Districts*, specifically District purposes and standards. Recommended mitigation includes, but may not be limited to, the following: refining the zoning district purpose statements to include additional housing types and characteristics and clarifying district dimensional standards. Revisions to the district standards will address the setback, height and number of stories, lot minimums and coverage to accommodate proposed new uses in *Article 3 Use Regulations*.

These recommended measures will adequately mitigate any potential adverse impacts to aesthetics resources associated with ReZone.

### **3.5 Historic and Archaeological Resources**

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance on historic and archaeological resources in the City. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on these resources, and the measures discussed below concerning *Article 5 Administration and Procedures* and *Article 6 Historic Preservation* are recommended to further mitigate any potential adverse impacts.

In response to public comments received, changes are recommended to *Article 5 Administration and Procedures*. Recommended revisions include, but may not be limited to, the following: amending the common review procedures, application submittal requirements, and agency and staff review process; editing the development review and procedures guidelines to clarify the site plan review process and procedures, including with respect to affected and exempt activities, as well as minor and major site plans; and updating the review and decision-making bodies section to clarify roles of each body, specifically of the Syracuse Landmark Preservation Board.

Similarly, recommended changes to *Article 6 Historic Preservation* include, but may not be limited to, amending the review procedures for the Certificate of Appropriateness and the Economic Hardship Appeal procedures to clarify the appeals process.

These recommended measures will adequately mitigate any potential adverse impacts to historic and archeological resources.

### **3.7 Consistency with Community Character**

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance related to consistency with community character. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on community character, and the measures and amendments to *Article 1.5 Nonconformities*, *Article 2 Zoning Districts*, *Article 3 Use Regulations*, *Article 4 Development Standards*, and *Article 5 Administration and Procedures* discussed below are recommended to further mitigate any potential adverse impacts.

With respect to *Article 1.5 Nonconformities* of the proposed Zoning Ordinance, suggested revisions include, but may not be limited to, providing further clarification of the sections that regulate and limit the development and continued existence of nonconformities.

*Article 2 Zoning Districts* focuses on the purpose and standards applicable to each district. In response to public comments received, and as noted above, recommended revisions to this Article include, but may not be limited to, the following: refining the zoning district purpose statements to include additional housing types and characteristics and clarifying district dimensional standards. Revisions to the district standards will address the setback, height and number of stories, lot minimums and coverage to accommodate proposed new uses in *Article 3 Use Regulations*.

Additionally, suggested revisions to *Article 3 Use Regulations* should focus on the Table of Allowable Uses, Use Specific Standards and General Standards. Recommended revisions include, but may not be limited to, the following: adding clarifying language and amending the allowable uses to include additional residential housing options and affordable and mixed income housing; clarifying permitted commercial uses and amending accessory uses permitted; and updating the relevant standards associated with these uses.

Based on an evaluation of public comments concerning *Article 4 Development Standards*, recommended mitigation includes, but may not be limited to, amending the standards that regulate the physical layout and design of development by clarifying off-street parking and loading requirements and building design standards, and providing minor updates to signage standards.

As noted in Section 3.5 above, recommended revisions to *Article 5 Administration and Procedures* of the proposed Zoning Ordinance include, but may not be limited to, the following: adding a sketch plan process to the common review procedures; amending application submittal requirements and the agency and staff review process; and editing the development review and procedures guidelines to clarify the site plan review process and procedures, including with respect to affected and exempt activities, site plan review thresholds, as well as minor and major site plans.

With these recommended revisions, no additional analysis of potential impacts or mitigation is required.

### **3.8.6 Zoning Equity**

The DGEIS discussed numerous measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance on zoning equity. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on zoning equity. As a result, additional mitigation and revisions are recommended to *Article 2 Zoning Districts*, *Article 3 Use Regulations*, and *Article 7 Rules of Construction* to address the comments received and mitigate any potential impacts.

As noted in Section 3.7 above, recommended revisions to *Article 2 Zoning Districts* include, but may not be limited to, the following: refining the zoning district purpose statements to include additional housing types and characteristics and clarifying district dimensional standards. Revisions to the district standards will address the setback, height and number of stories, lot minimums and coverage to accommodate proposed new uses in *Article 3 Use Regulations*.

Similarly, and as discussed in Section 3.7, suggested revisions to *Article 3 Use Regulations* should focus on the Table of Allowable Uses, Use Specific Standards and General Standards. Recommended revisions include, but may not be limited to, the following: adding clarifying language and amending the allowable uses to include additional residential housing options and affordable and mixed income housing; clarifying permitted commercial uses and amending accessory uses permitted; and updating the relevant standards associated with these uses.

Additionally, recommended revisions to *Article 7 Rules of Construction & Definitions* include, but may not be limited to, updating definitions to reflect all proposed changes described in this FGEIS and ensure that defined terms comply with applicable legal authority. The revisions and mitigation will improve clarity and consistency throughout the proposed Zoning Ordinance.

The sections above outline additional recommended revisions and mitigation concerning the Common Council's proposed adoption of the proposed Zoning Ordinance and Map based on a thorough evaluation of the public comments received and the contents of the DGEIS. As described in the DGEIS, other potential adverse impacts associated with ReZone were either not identified or are able to be adequately mitigated.

### **3.0 RESPONSES TO COMMENTS**

Substantive comments received by the Lead Agency during the public review and comment period pertained to either 1) the DGEIS' evaluation of potential adverse environmental impacts or 2) the contents of the proposed Zoning Ordinance and Map. Both types of comments are responded to in this FGEIS in Table 1 below.

The public hearing transcripts are available in Appendix A of this FGEIS. The written comments submitted to the Lead Agency by the public and involved agencies are presented in Appendix B.

**Table 1—Responses to Comments on Environmental Impacts**

No.	Public Comment	Source	Response
2-2	Overall impact of ReZone as it currently stands will be a net loss for the neighborhood east of Syracuse University as it removes two features, 1) the University Neighborhood Special District and 2) the Certificate of Suitability, which protect the neighborhood from investors buying owner-occupier homes and converting them to multi-bedroom student rentals.	Written	As noted in the DGEIS document, the proposed Zoning Ordinance eliminates the Special Neighborhood District designation and Certificate of Suitability review process and instead uses the Site Plan Review process established by New York State General City Law ("GCL") to achieve a similar review. The project team will further evaluate the site plan review thresholds in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 5 Administration and Procedures to mitigate any potential adverse impacts.
2-3	We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near LeMoyne College	Written	See response to comment 2-2.
2-4	SEUNA has advocated for a change to the definition of "Family" in city code to reduce the number of unrelated adults allowed in a dwelling from the current maximum of five to no more than three.	Written	Comment acknowledged. The FGEIS recommends revisions to the proposed Zoning Ordinance that include updating definitions to reflect all changes and mitigation proposed, as well as to ensure that defined terms (e.g., "family") comply with applicable legal authority. The Common Council intends to work with staff to incorporate revisions and mitigation measures into the proposed Zoning Ordinance. Additionally, the City is currently conducting a comprehensive, City-wide housing study, the results of which are intended to inform future housing and zoning policies.
2-5	There is a growing problem of owner-occupied homes being converted to student rentals near Syracuse University and LeMoyne College.	Written	See response to comment 2-2.

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No.	Public Comment	Source	Response
2-6	Apply a more targeted proposal to control the conversion of owner-occupied homes into student rentals by: 1) maintaining the existing University Neighborhood Special District, 2) establishing a new special district around LeMoyne College (where student rentals are a growing problem), and 3) requiring "Student Residence" licenses for properties renting to college students, with no more than three or four students allowed per Student Residence.	Written	See response to comment 2-2.
4-0	Please fix the omitted [protections for the university neighborhood].	Written	See response to comment 2-2.
6-0	ReZone removes the tools [University Neighborhood Special District and Certificate of Suitability that currently control student rental properties in the neighborhood southeast of University Hill] and leaves nothing as effective in their place.	Public Hearing	See response to comment 2-2.
9-0	The Southeast University Neighborhood is declining as a result of a continued increase in student rental houses, which deteriorate over time and are associated with trash, noise, and parking problems that drive owner-occupants away.	Public Hearing	See response to comment 2-2.
10-0	The ReZone plan will damage the Southeast University Neighborhood, and prevent future faculty who would like to move to Syracuse from living in the neighborhood.	Public Hearing	Comment acknowledged.
11-0	[I like the walkability of the southeastern university neighborhood. I am concerned about the rapid change from single-family residential to student rentals that has occurred.] I really hope that the council would not approve the ReZone Syracuse until these protections for our neighborhood that have already been proposed by the Onondaga County Planning Department are added.	Public Hearing	See response to comment 2-2.

No.	Public Comment	Source	Response
23-1	While the Zoning Update has a number of commendable features, it misses the opportunity to amend and make more legally-defensible the definition of "Family" in the current Zoning Ordinance. The definition of Family still limits the number of unrelated individuals who can reside together in a dwelling unit to no more than five. This restriction is susceptible to constitutional challenge under the due process clause of the New York State Constitution and should be excised from the Zoning Update. The Zoning Update's definition of Family also warrants meaningful analysis in the FGEIS regarding its potential adverse impacts.	Written	See response to comment 2-4.
23-2	The definition of "Family" is an ineffective and indirect way of achieving the goal of maintaining neighborhood character or preventing overcrowding and congestion. A far better approach would be to include a universally-applicable limit on the number of occupants per dwelling based on floor area. Such a methodology is a much more linear, legally-defensible and easier to enforce way of regulating density and congestion and preserve community character, which raises none of the complex legal issues posed by the proposed (and existing) definition of "Family."	Written	The NYS Building Code sets a minimum amount of floor space per occupant. Also, see response to comment 2-4.
23-3	The FGEIS should address the potential impacts of maintaining the five-person limit and consider the approach [limit number of occupants per dwelling based on floor area] as an alternative/mitigation measure.	Written	The NYS Building Code sets a minimum amount of floor space per occupant. Also, see response to comment 2-4.
23-4	As to stated goals in the DGEIS, such as fostering zoning equity, limiting "gentrification" and increasing the opportunity for affordable housing, retaining the five-person limit has potential to perpetuate negative environmental effects. As proposed, the definition may continue to render substantial housing stock functionally obsolescent and potentially displace low income and minority residents. It is not a logical, or even effective, method of addressing perceived problems stemming from alleged overpopulation of rental housing in certain areas of the City.	Written	See response to comment 2-4.

No.	Public Comment	Source	Response
23-5	Many older homes, depending on the neighborhoods in which they are located and their size and bedroom count, are poorly suited for use as single-family homes. An eight-bedroom house, which is not readily adaptable to serve as the home for a traditional family, could not, under the Zoning Update, be inhabited by more than five unrelated individuals, whether they are students or other members of the community, leaving three unoccupied bedrooms. Consequently, the five-person limit has an adverse impact on the affordability and availability of housing as limiting the number of bedrooms which can be occupied can lead to a rise in rental costs. In turn, the increase in costs and decrease in rental housing stock has a disproportionate impact on poor and minority residents, who normally represent a higher share of renters.	Written	See response to comment 2-4.
23-6	The five-person restriction encourages wholesale repurposing of large homes for use as high-end residences for affluent owners and purchasers, thereby contributing to, rather discouraging gentrification - a phenomenon which is frowned upon by DGEIS as a negative impact. By potentially displacing renters in the University Hill area, who often have ties to nearby institutions of higher learning, it discourages the residents from walking to their destination and encourages the use of automobiles to commute from and to the more distant homes to which they may relocate.	Written	See response to comment 2-4.
24-7	[Concerned about conversion of single-family, owner-occupied housing to student rental property.] The neighborhood [southeast university] currently has a special district that supposedly has criteria for landlords to follow, offering some protection to R1 zoning. This type of property/landlord is supposed to be kept in check, by code and zoning, protecting the R1 neighborhood and its integrity. ReZone has no special districting, no protection against the growing student housing issue, nothing at all.	Written	See response to comment 2-2.

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No.	Public Comment	Source	Response
24-2	Do not move forward with the ReZone Syracuse project unless these protections for our neighborhoods are added: maintain the existing University Neighborhood Special District; add a special district around LeMoyne within the district, the city would then require a "student residence license" for properties renting to college students; limit these rentals to 3 or 4 students per house; and enforce a Certificate of Satisfaction for each said property.	Written	See response to comment 2-2.
13-1	I'm here representing a number of owners of historic properties in Sedgwick Farm. We have grave concerns with the impact statement. It adds increasingly restrictive clauses about appeals which is ridiculous considering its supposed to be an environmental impact statement and not supposed to be legislation. The environmental impact doesn't actually say anything about the natural world; it says there's no impact anticipated.	Public Hearing	The DGEIS does not add any additional restrictive clauses regarding appeals, but it does recommend mitigation measures for consideration by the Common Council that would modify the process by which an aggrieved party could appeal a determination of the Syracuse Landmark Preservation Board. The Common Council must determine whether adoption of any listed mitigation measures would be appropriate.
13-2	[Restrictive clauses relating to historic preservation] will encourage abandonment and blight in neighborhoods. This is increasingly important and if we don't take into consideration the homeowners, the people that are actually maintaining these houses, and we instead restrict with all these covenants, these houses are going to fall into disrepair. It's going to diminish property values, people are going to leave and it's going to generate immense waste.	Public Hearing	The preservation ordinance (Article 6 of the proposed Zoning Ordinance) is consistent with current best practices and is based upon the New York State Historic Preservation Office's model preservation law, which is used across the state. As a matter of public policy, the City of Syracuse has found that the preservation and protection of buildings, structures, sites, landscapes, objects, and districts of historic, architectural, cultural, educational, and/or aesthetic merit are public necessities and are in the interests of the health, property, and welfare of the people of the City of Syracuse.
14-0	The regulations intended to preserve the integrity of the neighborhood (Sedgwick) have changed over time to include more regulations, which seem to be confounded by more difficult to handle regulations for the homeowners. It will disincentivize perseverance in our neighborhood.	Public Hearing	See response to comment 13-2.

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No.	Public Comment	Source	Response
16-0	I disagree with the DGEIS assessment that the changes to preservation has no impact. There are significant social, economic, quality of life, and environmental consequences to the proposed procedural changes, increased authority of the SLPB, and lack of meaningful appeal for their rulings. I am concerned the SLPB changes proposed have not been adequately studied in the SEQRA process.	Public Hearing	See responses to comments 13-1 and 13-2.
18-0	The ReZone changes to preservation have not been adequately studied. The new ordinance results in significant delays due to extra steps and longer timelines for the board to reply. Delaying restoration results in continued deterioration. That means more trash and more new materials required. The lack of a meaningful appeal process could result in a home being abandoned.	Written	The preservation ordinance (Article 6 of the proposed Zoning Ordinance) may result in changes to review timelines, including shorter review periods for minor projects through an administrative review process and potentially similar or longer review periods for larger proposals that require a public hearing before the Syracuse Landmark Preservation Board (SLPB). The public hearing process allows for public comment and greater transparency of the SLPB's decision-making process. Also, see response to comment 13-1.

No.	Public Comment	Source	Response
21-1	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: A comprehensive and clear cut set of standards should be developed and published with examples of different architecture and of appropriate and inappropriate changes. This would include things like color palettes, roofing materials, siding materials, window materials and mullions, door styles, fence styles, etc. What is appropriate for a Tudor would not necessarily be appropriate for a center hall colonial. These differences should be clearly outlined.</p>	Written	<p>The Landmark Preservation Board shall issue a certificate of appropriateness if it determines that the proposed work will not have a substantial adverse effect on the historical, cultural, architectural, educational, and/or aesthetic significance and value of an individual Protected Site. In the case of a property located within a Preservation District, the proposed work will not have a substantial adverse effect on the historical, cultural, architectural, educational, and/or aesthetic significance of the property, the district or neighboring properties in such district. In making this determination, the Landmark Preservation Board shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties. A copy of this publication is accessible to the public in the Office of the Secretary of the Board and in the City Clerk's office. In addition, the Landmark Preservation Board may use adopted guidelines specific to individual Protected Sites or Preservation Districts in its decisions. These guidelines shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and accessible to the public in the Office of the Secretary of the Board. The US Secretary of the Interior's Standards for Rehabilitation as well as district-specific design guidelines are also published on the City's website and can be found here: <a href="https://www.syr.gov/Boards-and-Commissions/SLPB.Enforcement">https://www.syr.gov/Boards-and-Commissions/SLPB.Enforcement</a>. Enforcement of the proposed Zoning Ordinance, including the preservation ordinance, will be performed by the City's Division of Code Enforcement.</p>
21-2	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: A homeowner certification class should be offered on a quarterly basis. Homeowners of a preservation property should be able to attend a class reviewing the general parameters and also have an opportunity to discuss their specific homes with the board. There could be a test requirement or just a participation certificate that certifies the homeowner as a "Steward of their Home."</p>	Written	<p>City Preservation staff will consider ways to provide educational opportunities and provide technical assistance and resources for the owners of the City's historic resources. Staff is willing to work with the public to develop appropriate educational programs related to historic preservation.</p>

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No.	Public Comment	Source	Response
21-3	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: Administrative review should be greatly expanded for "Certified Stewards." With clear standards and proper training, most proposed improvements would be appropriate and not require board review. This would increase efficiency tremendously. If a proposal by a "Certified Steward" isn't deemed appropriate by administrative review, it would then go to the board. Those who are not certified would still have to go to the board for review.</p>	Written	<p>The preservation ordinance (Article 6 of the proposed Zoning Ordinance) is designed to streamline review of smaller projects through the administrative review process, which will be available for all applicants. Larger projects will be reviewed by the Syracuse Landmark Preservation Board (SLPB) through a public hearing process that will provide transparency during the decision making process.</p> <p>Staff will continue to work with all owners of designated historic properties to manage the review of proposed projects in the most expeditious manner available. In addition, design guidelines and technical resources are available for public use on the City's website: <a href="https://www.syr.gov/Boards-and-Commissions/SLPB">https://www.syr.gov/Boards-and-Commissions/SLPB</a>.</p>
21-4	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: Instead of relying on neighbors reporting neighbors, code enforcement should be required to photograph all Preservation properties on a quarterly basis. The board or secretary for the board would then compare the photo of the current quarter to the previous quarter. This would create a fair and unbiased opportunity to review the approved work as well as spot any unapproved work.</p>	Written	<p>Enforcement of the proposed Zoning Ordinance, including the preservation ordinance (Article 6), will be performed by the City's Division of Code Enforcement.</p>

No.	Public Comment	Source	Response
21-5	There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: In the event of unapproved work, the consequences will vary based on whether or not the work would have been approved. If the work would have been approved, the homeowner must pay a \$250 fine and will then receive a certificate of appropriateness. If the work would not have been approved, the homeowner would have to appear before the board to discuss the changes that would make it appropriate. There would be a progressive fine system based on the time lapse between the board review meeting/completion of the appeal process and the correction of the situation. The appeal process would remain. The fines would offset the cost of code enforcement's participation.	Written	Common Council determines and approves the fine schedule for all violations of the Zoning Ordinance. Also, see the responses to comments 13-1 and 21-4.
21-6	There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: Two year term limits should be created. A 2/3 majority of board members should live in a preservation property. Board members should all have to be "Certified Stewards." To avoid a conflict of interest, all board members whose improvements require board review should have those changes reviewed by an outside board (Rochester or Albany LPB).	Written	As required by the current and proposed Zoning Ordinance, the Syracuse Landmark Preservation Board (SLPB) consists of two registered architects, a registered landscape architect, a registered real estate professional, a historian/preservation professional, and two at-large members. Board members serves 3-year terms and are appointed/reappointed by the mayor. The SLPB is subject to the City's conflict of interest rules governing City boards and commissions.
21-7	There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: The frequency of Board Meetings should be no less than twice per month from Memorial Day to Labor Day to accommodate the short construction season.	Written	The preservation ordinance proposes that administrative review of smaller projects will not be bound to the Syracuse Landmark Preservation Board's meeting schedule and can be considered on a rolling basis as they are received. To accommodate the new public hearing process, the SLPB will meet every three weeks throughout the year, as required.

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No.	Public Comment	Source	Response
21-8	The current ordinance does not include landscaping, but it is included in the proposed ReZone documents. I think landscaping should be limited to removal of large trees and changes to hardscape. Landscaping is easily changed and therefore not a permanent alteration. Defining what constitutes a significant change creates more problems than it solves. As long as the landscaping complies with zoning ordinances and codes, it should not be in preservation preview. That being said creating suggested guidelines would be helpful.	Written	Applicable site alterations including changes to landscape will be reviewed for consistency with the preservation ordinance (Article 6 of the proposed Zoning Ordinance). District specific guidelines found on the City's website provide property owners guidance when considering site and landscape alterations. Small projects will be administratively reviewed by staff; larger projects will be reviewed by the SLPB through a public hearing process.
2-1	The proposed ReZone Syracuse revision to city zoning offers a variety of important updates including mixed-use zoning, reduced parking requirements, row houses, auxiliary dwelling units, and inclusionary housing.	Written	Comment acknowledged.
5-4	30 days is not enough time to review the rezone plan, the DGEIS, and the Syracuse comprehensive land use plan 2040. Two of the maps are blurry and must be printed to make any sense. Community members should not have to expend their own resources to be able to view the maps.	Public Hearing	The Common Council extended the DGEIS public comment period for an additional 30 days from September 2, 2022 through October 2, 2022.
5-5	Three years have passed since ReZone went into the community to explain these changes, there are many community members who have no idea what is going on.	Public Hearing	The project team held approximately 90 public meetings during the project development. All project materials are available on the City's website. The Common Council will continue to have public meetings as this project advances through their legislative process.
5-6	No documentation has been provided for people who English is not their primary language.	Public Hearing	Comment acknowledged. Also, see response to comment 5-4.
7-4	Please extend the comment period so there can be community meetings about this issue [creating policies for affordable housing].	Public Hearing	See response to comment 5-4.
8-1	I am here to comment on the adverse impacts on the neighborhoods and residents from the allowance of industrial type uses within the commercial (CM) zoning. In the proposed Zoning Map, Valley Plaza will change from Local Business to CM. CM expands non-neighborhood services to regional level uses, which may not serve walkable neighborhood nearby.	Public Hearing	The City's adopted Land Use and Development Plan (LUDP) identifies this area as Suburban Commercial character areas. This is described as, "major transportation corridors are the typical location of 'big-box' commercial activities. These areas may often include light-industrial uses or office complexes, but these should also take into account the same basic screening, landscaping, and design standards." The proposed commercial district is consistent with the adopted LUDP.

No.	Public Comment	Source	Response
8-2	At Orlando and S Salina St, the proposed zoning appears to have been done via aerial photos. Residential lots at this location were illegally converted to commercial uses or parking areas and now are incorporated into the MX-2 classification. Single family homes are across the street and used to face other residences or were intended to face other residences.	Public Hearing	Parcels fronting along South Salina Street are proposed to be zoned MX-2, while parcels fronting along Orlando Ave are proposed to be zoned R1, a single-family zoning district.
8-3	Off-street parking requirements for nightclub uses will be 1 parking space per 200sf of building or use area. A current nightclub proposal at Ballantyne/Salina may seek to get around this requirement, but still have a large (138) capacity. Even with ride-sharing or Uber/Lyft, parking will overrun the neighborhood and already does with current illegal use.	Public Hearing	The development standards (Article 4 of the proposed Zoning Ordinance) clarify that all square footage-based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be counted in such computation.
15-1	I have concerns with some of the remaining mapping that's illustrated in the draft environmental impact statement. Specifically in the university neighborhood, there are streets designated as single family that currently have two family structures. The concern is displacement of existing residents if one of these structures were to burn. Would it be permitted by right to rebuild a two family structure in a single family district? Some of the streets in the neighborhood have only single family homes at this time but the map requires further revision on a granular level to reflect streets that currently do offer multifamily housing as part of the original neighborhood fabric.	Public Hearing	The general provisions (Article 1 of the proposed Zoning Ordinance) clarify that nonconforming uses may be repaired and restored to their former condition after damage by casualty loss or deterioration due to the elements, except where damage involves over 50 percent of the floor area devoted to a nonconforming use or such damage exceeds 50 percent of the total replacement cost of the damaged structure as determined by the Code Enforcement Officer and the Board of Zoning Appeals.
15-2	The downtown district still has three blocks that have not been designated MX-5. This is an opportunity cost for our highest density developable area in the city. These three blocks are between Water Street and Erie Blvd right next to I-690.	Public Hearing	These three blocks are proposed as MX-3 District zoning. The MX-3 district is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. Development shall be on a walkable scale that is compatible with surrounding residential neighborhoods. The district is intended to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector streets. A range of residential housing types, apartments, and live-work units, is allowed.

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No.	Public Comment	Source	Response
17-0	Minimum lot sizes of 40 ft are unreasonably wide for single family attached dwellings. Can this be reduced to 20 ft, with ideally the minimum lot area slashed in half as well, just for attached single family dwellings?	Written	The project team will evaluate the proposed lot standards to accommodate attached dwellings.
20-0	I had requested that my properties from 716-728 Otisco Street change to Mixed Use. Now I am seeing that it is rezoned Traditional Residential. Additionally, there is a driveway in between 734 and 728 Otisco Street. This driveway belongs to the boxing ring located at 301 S. Geddes Street. The map shows two different zoning districts for this one property.	Written	Comment acknowledged. The Common Council will work with staff to make any necessary revisions to the proposed Zoning Map.
22-1	We [SOFSA] believe in the potential of the updated zoning ordinances included within ReZone to support a growing urban agriculture movement and to diversify economic opportunities in the food sector in Syracuse.	Written	Comment acknowledged.
22-2	ReZone Syracuse provides the opportunity to mitigate past harm and to prioritize the health and quality of life of all Syracuse residents. The passage of this ordinance is paramount in enhancing Syracuse's existing land use regulations and practices. The new zoning regulations have the potential to be instrumental in improving Syracuse's food system and taking an important step toward relieving its marginalized residents of the burdensome weight of surviving under an unjust food system.	Written	Comment acknowledged.

No.	Public Comment	Source	Response
22-3	<p>We celebrate the inclusion of several key changes put in place: 1) Community gardens are granted permission to exist on public lands, in addition to being permitted to sell produce or plants "incidentally." This change in permission allows citizens to safely pursue community gardening without fear of legal interference, 2) Urban farms are permitted 40,000 square feet of space to grow and sell greens and produce, in addition to maintaining up to six hens on site. The modification to the previous ordinance improves upon and holds the potential to positively impact communities by allowing them to share the fruits of their labor with others, 3) The keeping of some animals is now a permitted accessory use including in areas zoned residential. Specifically, up to six hens and rabbits may be kept per property with space to range and roam freely in a rear yard and are given limitations as to their coop/hutch standards. Up to five bee colonies are also allowed to be kept as an accessory to the principal use on site, thus allowing communities to clearly benefit from animals' abilities to positively interact with produce and green growth, and 4) Food carts and mobile vendors are permitted to operate for up to six months out of the year with limitations as to their location and surrounding areas.</p>	Written	Comment acknowledged.
22-4	<p>The timely integration of these food-related policies alongside those that support affordable housing, access to goods and services, and growth is vital to Syracuse's future. We urge the Mayor's Office, Common Council, and the Office of Planning to enact the powerful ordinances included within ReZone that will substantially improve citizens' quality of life.</p>	Written	Comment acknowledged.
22-5	<p>In order for true equity to exist in Syracuse, it must be clear to all what citizens can and cannot do, what they are entitled to and what rights they hold. The enactment of this new ordinance changes this as to not allow room for misinterpretation, and support neighborhoods of Syracuse in inevitable zoning conflicts without ambiguity.</p>	Written	Comment acknowledged.

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No.	Public Comment	Source	Response
25-1	I have endeavored to study the Draft Generic Environmental Impact Statement for the Syracuse Land Use & Development Plan 2040 (LUP). Given the length and complexity of the plan, I respectfully request an extension in the public comment period and neighborhood meetings.	Written	The Common Council extended the DGEIS public comment period for an additional 30 days from September 2, 2022 through October 2, 2022. Further, the current comment period is part of the State Environmental Quality Review Act (SEQRA) review process for the adoption of a new Zoning Ordinance and Map, not the Land Use and Development Plan.
26-1	In the section on Illegal Non-Conformities, add language stating "When a business is required to obtain a Business Certificate of Use (COU) and has either not obtained a COU or is in violation of its terms, all business operations will cease."	Written	Certificate of Use regulations will not be included in the proposed Zoning Ordinance. This is a separate City application and review process not overseen or under the jurisdiction of the Zoning Administration.
26-2	Modify the rules for Scheduling and Notice of Public Hearings, to require mailings to be sent to all property owners within 800 feet of the establishment - 400 feet is much too small an area, since businesses can have a great impact on the neighborhood.	Written	The proposed Zoning Ordinance includes additional public notification requirements, including onsite public notification so that area residents, property owners and businesses may be aware of upcoming public hearings. The City will continue to publish notifications, and mail notifications within 400 feet of the subject property.
26-3	Formally include a community review process for any project that requires a public hearing.	Written	Project-specific application materials are posted on the City's website and community members are provided an opportunity to review and comment on proposals during the public hearing process. Also, see response to comment 26-2.
26-4	Prior to any pre-application review conference, an applicant should be required to submit the contact information of the owner (name, address, phone number and e-mail address) to prevent hiding the project behind a shell corporation.	Written	Applicants are required to submit contact information for all Zoning applications. Members of corporations or other business entities must provide a point of contact.
26-5	Yard signs in residential zoning districts should be reduced in size and number in order to not excessively clutter yards.	Written	The proposed Zoning Ordinance indicates that residential yard signs are permitted pursuant to the following standards:1. Shall not exceed more than four signs per property at any one time;2. Shall not exceed 32 square feet total yard signage within any parcel;3. Shall not exceed a height of four feet; and4. Shall not be displayed for a period of more than 90 days per calendar year.
26-6	Lots permitted to store automobiles, either for repair or sale, should be banned from all residentially zoned properties and those commercially zoned lots that directly abut residential areas.	Written	Auto repairs and sales are not allowed in any residential districts. Development standards (Article 4 of the proposed Zoning Ordinance) are included to ensure a buffer is provided for any other bordering areas where this use is permitted.

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27-1	One issue of concern regarding the DEIS for Rezone: New CM category vs Local Business (current zoning) of Valley Plaza. CM expands uses to non-neighborhood commercial and regional level industrial uses (see page 86 of DEIS, especially Warehouse and Freight Management category) which may not serve the nearby walkable neighborhood around a site such as Valley Plaza.	Written	See response to comment 8-1.
27-2	One issue of concern regarding the DEIS for Rezone: ReZone zoning based on previous illegal land use conversions. For example, at Orlando and S Salina St residential lots were illegally converted to commercial uses or parking areas on Orlando Ave and under ReZone are incorporated in the MX-2 classification. On Orlando, single family homes are across the street and previously faced other residences or were intended to face other residences. The MX-2 classification may continue the adverse impacts on facing (across the street) and adjoining single family residences as the zoning category is not responsive to this historic situation. Residents facing or adjoining the site do not have the opportunity to testify about prospective development that may be detrimental to their residential interests. In this case and similar cases, the best remedy is to return these lots to residential zoning (current zoning) or place more restrictions on development for this historic development condition.	Written	See response to comment 8-2.

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27-3	One issue of concern regarding the DEIS for Rezone: Inadequate nightclub (and other crowd attracting, time-concentrated uses) minimum off-street parking spaces (page 89 of Final Draft ordinance) and lack of noise buffers to residential uses - The ReZone parking proposal is for 1 space per 200 sf of building or use area. There is a nightclub proposal currently before the City Planning Commission at S Salina and Ballantyne. The nightclub would have a capacity of 138 occupants and is required by the current ordinance to have 107 parking spaces vs approximately 20 spaces existing on the site. Ongoing current illegal operation of the nightclub is severely impacting neighboring businesses by spewing parking and patrons across the area. ReZone would reduce the required parking to about 16 spaces, making the situation even worse. The low minimum off-street parking space requirements for these uses would adversely impact neighborhoods and adjoining businesses.	Written	Illegal or non-permitted uses frequently adversely affect quality of life of neighborhoods. The proposed Zoning Ordinance does permit the establishment of nightclubs in 4 zoning districts (MX-4, MX-5, CM, and IN). This use is required to obtain a special permit if located within 300 feet of a residential district to ensure compatibility with surrounding areas and that adequate mitigation is provided to address potential adverse impacts. Additionally, all site-specific projects are subject to the requirements of SEQRA. The project team will evaluate the proposed parking regulations and consider additional mitigation.
27-4	A companion issue involving nightclubs (or bars, etc.) is the "live music" impact - currently there is a restriction within 300 ft of a residential area. This restriction is with good reason as the current illegal operations at S Salina and Ballantyne are producing music so loud that patrons/staff at the Burger King drive-in cannot hear the staff or vice versa. ReZone seems to have no provisions at all for buffers to live music. While perhaps the noise ordinance should cover this situation, it is not operating or preventing severe impacts.	Written	The proposed Zoning Ordinance will maintain the Special Permit review of indoor (or outdoor) entertainment or amplified music and requires a special use permit for any indoor or outdoor live entertainment or amplified music that is proposed to be associated with food and beverage uses within 300 feet of a residential district. There is no current or proposed prohibition on this use within 300 feet of a residential district.
1-1	The ReZone Ordinance has not been updated to include the impact of the final DOT I-81 Project decision for the Community Grid Option. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.	Written	The I-81 project has been considered and is reflected in the proposed Zoning Ordinance and Map.
1-4	The ReZone Ordinance does not have the benefit of including the results of the current City community Urban Design "Vision Plan" funding and produces starting August 22, 2022 at Martin Luther King School, and continuing for 6-8 months. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.	Written	See response to comment 1-1.

No.	Public Comment	Source	Response
1-2	The ReZone Ordinance has not been updated to include the advances in social & economic planning justice issues advanced over the impactful Covid era. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.	Written	Social and economic justice, more broadly referred to as zoning equity, has been considered as part of the ReZone project and is specifically discussed in the current DGEIS and FGEIS.
1-3	The ReZone Ordinance density development plan may be perpetuating some of the same historic barriers to economic development for all city residents. The ordinance needs a review for density transition methods, including displacement protection and equitable land value development. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.	Written	The proposed Zoning Ordinance and Map have multiple districts that are low, medium and high-density areas of residential or mixed-use development. The proposed Zoning Ordinance also includes the provision of development standards that regulate the physical layout and design of development within the City to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community.

No.	Public Comment	Source	Response
5-1	Any acceptable rezoning plan in 2022 must include a comprehensive understanding how racist practices like redlining and zoning have contributed to severe segregation and lack of affordable housing in our city. Only after that deep understanding should a plan be created to address and combat those harms and prevent any future harm. The current plan does not do that!	Public Hearing	<p>The DGEIS specifically acknowledges this issue and states that, "ReZone creates a zoning framework to foster the equitable treatment of all residents throughout the City and avoid burdening certain neighborhoods and populations with undesirable impacts associated with land use and development. Specific provisions of the proposed Zoning Ordinance that are intended to reduce the equity-related impacts of zoning when compared with the current Zoning Ordinance and historical development practices include the following:</p> <ul style="list-style-type: none"> <li>• Creation of Mixed Use Districts that are distributed throughout the City along transit routes;</li> <li>• Provisions to improve walkability by creating human scaled environments rather than auto-oriented environments;</li> <li>• Provisions for minimum story requirements to encourage housing in mixed use developments;</li> <li>• Improved public notice provisions in the proposed Zoning Ordinance and forthcoming administrative manual;</li> <li>• Citywide development standards which increase the quality of all development to a minimum standard; and</li> <li>• Non-conforming use reform to enable non-conforming uses to be brought up to current standards which encourages investment and adaptive reuse.</li> </ul> <p>Also, see response to comment 5-2.</p>
5-2	Syracuse should be actively working to repair the harms to low-income and residents of color. It can do this by implementing a comprehensive zoning plan that prevents displacement, promotes affordable housing, and reinvests into the character of the communities. Syracuse zoning plans must reconsider the harmful impacts of exclusionary zoning - instead, the plan is doubling down on exclusionary zoning even in areas that are currently out of conformity. The zoning plan must require affordable housing in all new developments an incentive is simply not enough and frankly never works!	Public Hearing	<p>The DGEIS includes potential mitigation measures for the provision of affordable housing regulations to address affordable housing needs and zoning equity. These provisions include establishing zoning incentives for the creation of affordable housing, establishing mixed income development as a new land use type with standards to encourage or require affordable housing, and expanding allowances for additional housing types, like accessory dwelling units and attached dwelling units such as row homes.</p>

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5-3	The city is also blatantly ignoring land that will become available as a result of the I-81 redevelopment, this is negligence will be bore on the back of community residents. ReZone must do more to protect residents as the zoning plan tries to reignite development in this area. This must include grandfathered tax rate rent regulation to prevent landlords from doubling rents near I-81 and other neighborhoods.	Public Hearing	Land that may "become available" as a result of the I-81 project is currently NYS highway right-of-way land that is not subject to City zoning regulations. The proposed Zoning Ordinance will not include tax rate rent regulations.
7-1	Gentrification through rising rents is already happening. If Syracuse wants to avoid pushing its residents into unsafe and decrepit housing, it must create policy for affordable housing. The city can do this by building rules for new multi-unit buildings into the ordinance.	Public Hearing	See response to comment 5-2.
7-2	SIDA is examining PILOT structures ensuring that residential properties have either 20% or 40% mix of affordable apartments. Encoding such a requirement in ReZone would make it universal for Syracuse, whether or not a developer applies for a SIDA PILOT.	Public Hearing	see response to comment 5-2.
7-3	It is paramount that the affordable rent calculation is based on Syracuse's Median Income which is \$39,000, and not Onondaga County's which is \$63,000. Using a higher area medium income would defeat the [affordable housing] policy's purpose.	Public Hearing	See response to comment 5-2. Further, affordable housing regulations, including income eligibility will be determined if these mitigation measures are included in the proposed zoning ordinance.
12-0	[I have been talking to residents of McKinney Housing who are concerned about their housing being torn down and replaced.] If we are serious about wanting affordable mixed house then that should be maintained, and there needs to be a longer period of time for all of us to hear and to consider how we're going to really plan in a way that gets us beyond a segregated and class bias city.	Public Hearing	see response to comment 5-2.
19-0	I am writing in support of the proposed zone change in District 3 on Lafayette Rd from R-1 to R-4 to create space for affordable housing and utilize some vacant land that would better serve the city and its residents.	Written	Comment acknowledged.

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25-2	Upon my initial review, the plan does not appear to include a racial equity impact assessment which I believe is critically important. In addition, the plan continues the practice of exclusionary zoning which should be ended. It fails to adequately require affordable housing with all new multi-unit buildings and there needs to be a zoning designation of MX-2 for the new developable land that will result from the demolition of I-81.	Written	ReZone does not include a racial equity impact assessment, but the DGEIS includes potential mitigation measures for the provision of affordable housing regulations to address affordable housing needs and zoning equity. These provisions include establishing zoning incentives for the creation of affordable housing, establishing mixed income development as a new land use type with standards to encourage or require affordable housing, and expanding allowances for additional housing types, like accessory dwelling units.
28-1	The ReZone plan identifies two major goals for the comprehensive zoning land use plan: first, to prompt investment in under-utilized land with low land values and second, to streamline the permit process for developers. These priorities place residents in low resourced communities at grave risk of displacement through gentrification.	Written	Streamlining the development review process for all users is a primary goal of the project. The City's development review process will be improved and clarified by the proposed Zoning Ordinance. Currently, important procedural steps are not clear, and development proposals, big or small, are generally subject to the same procedures. All users, not just developers, will benefit from these improvements, clarifications, and procedures as they improve predictability and consistency in the decision-making process. Prompting investment that causes displacement through gentrification is discussed in the zoning equity section of the DGEIS. Also, see responses to comments 5-1 and 5-2.
28-2	The ReZone plan concludes that high density development is the "cure" for abandonment. But the record with that approach is unpredictable and often used as a tool to promote displacement of low-income people. Even if high-density development were an assured successor to abandonment, the cure is as bad as the disease: Untethered high-development is inherently linked with the displacement of lower-income households. Both residential and commercial rents increase sharply with rapid commercialization of a neighborhood.	Written	ReZone does not propose to "cure" abandonment through high density development. There continues to be a range of low, medium, and high-density zoning districts throughout the City, as depicted in the proposed Zoning Map.

No.	Public Comment	Source	Response
28-3	<p>The area adjoining I-81 between Adams St and Castle St is currently zoned as multi-family residential use neighborhood with light industry. ReZone is redesignating this neighborhood to MX4, a new high density commercial use area. The plan states that the new designation will prompt a "revitalization of a soft market" and prompt "economic development in a high vacancy, abandoned area." As a result of the new zoning designation in the ReZone plan, low-income residents of those neighborhoods will be financially barred from reaping the benefits of new units and, as the neighborhood becomes more affluent, they are at greater risk of being priced out of current housing, and therefore of being displaced. The ReZone plan designates the majority of neighborhoods concentrated in poverty and that are predominately communities of color with high vacancy rates as high-density commercial districts. The ReZone plan concludes that the new commercial district will increase tax revenue for the city, while ignoring the fact that current residents will also endure increased taxes and housing costs.</p>	Written	<p>The project team will evaluate the proposed Zoning Map to consider changes to the map to directly mitigate the potential adverse impacts identified. This will include potential mitigation of mixed-use zoning designations adjacent to I81 south of downtown, mixed use zoning designations along neighborhood business corridors throughout the City, and medium and higher density zoning designation in neighborhoods.</p>
28-4	<p>The DGEIS includes no mitigating provisions for displacement. Specifically, because over 40% of Syracuse's affordable housing units are currently disproportionately located within areas that the ReZone plan redesignates as high density commercial mixed-use districts. Those areas current communities would lose much of their attainable affordable housing stock. The DGEIS fails to analyze well-known occurrences with commercialized, fails to investigate its potential harms, fails to offer any mitigation and fails to ensure benefits flow equally from the project. New zoning designations to "up-grade" a neighborhood will not help existing lower-income residents without specific provisions designed to achieve that end.</p>	Written	<p>See response to comment 5-2 and 28-3.</p>

No.	Public Comment	Source	Response
28-5	While simultaneously experiencing displacement, residents will have fewer affordable housing options under the proposed plan because ReZone perpetuates exclusionary zoning. Exclusionary zoning laws place restrictions on the types of homes that can be built in a particular neighborhood. Common examples include minimum lot size requirements, minimum square footage requirements, prohibitions on multi-family homes, and limits on the height of buildings. These restrictions create low-density, high-cost, and limited inventory housing markets, effectively barring residents without generational wealth from moving in.	Written	See response to comment 5-2.
28-6	ReZone maintains single family use (exclusionary) zoning designations in areas where a majority or near majority of residents live in multifamily housing. For example, ReZone maintains the bans on multifamily housing in the Eastwood neighborhood (with the exception of James Street) despite the majority of dwellings in Eastwood being out of compliance. But it increases the amount of multi-family housing allowed on the South and West sides, particularly in areas of concentrated poverty without any safeguards to ensure multiple family dwellings will be affordable. These "single-family use" neighborhoods primarily function as a bar to broad and equitable development of multi-family units and affordable housing to the disadvantage of Black, Brown, and moderate to low-income families.	Written	While the proposed Zoning Ordinance does maintain the single family zoning district consistent with the City's adopted Land Use & Development Plan 2040, the project team will evaluate changes to the district to accommodate additional housing types, uses and standards to mitigate potential adverse impacts. The majority of residential dwellings in the Eastwood neighborhood are not out of compliance with the proposed zoning map. See also response to comment 5-2.
28-7	In 2021, the White House declared that the affirmatively furthering fair housing provision in the Fair Housing Act, "...is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other types of discrimination that afford access to long-denied opportunities. ReZone ignores this mandate and instead of looking for ways to open neighborhoods to address the historical harms of exclusion through zoning laws, ReZone makes the baffling decision to maintain the status quo.	Written	See response to comment 5-2.

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28-8	The DGEIS does not address how ReZone's perpetuation of exclusionary zoning will further segregate neighborhoods, fail to further affordable housing options, and fails to integrate neighborhoods.	Written	The DGEIS includes potential mitigation measures for mixed income development, which will allocate a portion of new residential units to be available below market rates. This is intended to integrate a mix of income levels into new development projects, thereby encouraging social integration and opportunities for social advancement. Also, see response to comment 5-2.
28-9	The ReZone plan neglects to zone the approximately 20 acres of land that will become available after the demolition of the I-81 raised viaduct. Yet, at the same time, it relies on this land becoming available to justify the rezoning of the predominantly Black residential community that abuts the highway (a neighborhood of concentrated poverty) to a high-density commercial district (known as MX4 in the plan). Id at pg. 27-34. The plan cannot ignore the disposition of this land.	Written	See response to comments 5-3 and 28-3
28-10	The lead agency must consider reasonably related long-term, short-term and cumulative effects, including other simultaneous or subsequent actions which are included in any long-range plan of which the action under consideration is a part. The DGEIS under SEQRA has a requirement to consider how the developable available twenty acres of land impacts ReZone. The DGEIS fails to consider, investigate, or make any analysis on how disregarding large parcels of land during a comprehensive rezoning plan will negatively impact the predominately community of color in this neighborhood.	Written	The removal of the I-81 viaduct has been considered by the project team. The potential availability of the "approximate 20 acres of land that will become available after the demolition of the I-81 raised viaduct" is currently NYS highway right-of-way and cannot be zoned with local zoning designations.

No.	Public Comment	Source	Response
28-11	<p>ReZone must be brought into compliance with the objectives and mission of the Land Use Plan 2040. In adopting its smart growth principles, the Syracuse Comprehensive Land Use Plan of 2040 is clear that any comprehensive zoning plan must ameliorate past harms created by racist land use practices, such as redlining, exclusionary zoning, and discriminatory access to lending. However, ReZone's inaction fails to ameliorate what the Land Use Plan 2040 identifies as a lasting legacy of residential segregation by race and concentration of poverty in a few neighborhoods, primarily concentrated on the South Side of Syracuse. The Land Use Plan 2040 directly connects residential segregation with concentrations of poverty with the growth of vacant housing, vacant land, low rates of educational attainment, low homeownership rates, high racial dissimilarity indices.</p>	Written	See response to comment 5-2.

No.	Public Comment	Source	Response
28-12	<p>As part of its comprehensive zoning plan, the DGEIS must affirmatively consider the impacts of exclusionary zoning and provide a reasonable opportunity for a variety of housing, including low- and moderate-income housing, to meet the needs of all prospective residents. In addition to evaluating if ReZone is in compliance with the Land Use Plan of 2040. Despite the Land Use Plan 2040's clear recognition of the harms of past zoning practices, the DGEIS completes no analysis to prevent future harm. ReZone perpetuates these harms through its maintenance of exclusionary zoning in the wealthiest areas of the city and zoning Syracuse's poorest neighborhoods to commercial development hot spots in with no safeguards. The continued manipulation of single-family use zoning to maintain wealthy white neighborhoods systematically denies access to renters of any income, reduces affordable housing, and denies people of color from access to high opportunity areas.</p>	Written	<p>The proposed Zoning Ordinance does maintain the single-family zoning district consistent with the City's adopted Land Use &amp; Development Plan 2040. The plan states "The downtown area and these high-density corridors, with their high numbers of visitors each day, support a broad variety of uses. The 'web' between the corridors that radiate outward from downtown is filled in with less dense urban fabric. In the inner-ring neighborhoods around downtown, this area is still relatively dense, and although it is primarily residential in nature, supports some scattered mixed uses that fit into the neighborhood's pattern activities and provide neighborhood-scale services and retail. Other parts of Syracuse's existing land use pattern, further from downtown, are based on early streetcar development, in which single-use, residential neighborhoods were grouped around defined neighborhood-scale commercial areas—commercial nodes and corridors. These two types of areas both provide for goods and services within walking distance of most residences in the city. This development pattern is inherently sustainable. It enables decreased dependence on automobiles, reducing auto emissions in the city. Neighborhoods surround mixed-use commercial corridors and nodes that encourage pedestrian activity, define unique neighborhood character and, when efficiently connected, facilitate efficient provision of transit services. These historic development patterns provide the basis for the Smart Growth development model which emphasizes walkability." Further inclusionary zoning measures have been proposed to mitigate potential adverse impacts. See response to comment 5-2 and 28-3</p>

No.	Public Comment	Source	Response
28-13	The totality of ReZone's impact and failure of the DGEIS to consider those impacts will have a discriminatory effect on the predominately Black and Brown residents in Syracuse's low-income communities. The new zoning regulations in low-income communities requiring high density will attract high-income persons. This demand, together with an estimated 40% of Black Syracuse residents live below the poverty level, at a rate nearly twice that of white (non-Hispanic) residents, will displace a predominately Black neighborhood under the guise of redevelopment. ReZone's interest in improving the tax revenue for the city of Syracuse is on the backs of the low-income and Black communities. Specifically, the community in census tract 42 as a result of the new zoning designation.	Written	ReZone has multiple districts that are low, medium, and high-density areas of residential or mixed-use development. The proposed Zoning Ordinance also includes the provision of development standards (Article 4) that regulate the physical layout and design of development within the City to ensure the protection of the health, welfare, safety, and quality of life. See response to comment 28-3.
28-14	The DGEIS fails to consider ReZone's obligation to further affordable fair housing and integrate communities. The DGEIS fails to consider how ReZone's doubling down on its exclusionary zoning practices, benefiting more affluent predominately white neighborhoods. Non-Hispanic white people make up 49.4 percent of Syracuse's total population. Looking at Census block groups where the percentage of non-Hispanic white population exceeds the city-wide percentages, areas that are currently zoned for residential single family use continue to be zoned that way in ReZone. Doubling down on this type of exclusionary zoning will continue to bar any multi-family living or affordable housing and consequently bar integration. The DGEIS fails to identify any strategies to mitigate the harms of displacement or promote the housing options to ensure benefits equally flow from this project.	Written	See response to comment 5-2.
28-15	ReZone and the DGEIS through the SEQRA process is willfully violating its state and federal obligations by failing to consider the impacts ReZone will have on low to moderate income residents, failing to ensure benefits will flow to all residents and finally failing to consider the discriminatory effect ReZone will have on Syracuse Black residents.	Written	See responses to comments 5-1 and 5-2.

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28-16	New York's State Environmental Quality Review Act (SEQRA) requires all state and local government agencies to consider environmental impacts equally with social and economic factors during discretionary decision-making. The DGEIS cannot separate what is required by SEQRA to merely the dictionary definition of environmental.	Written	The DGEIS considers a range of factors beyond the "dictionary definition of environmental" including community character, zoning equity, historic resources, and transportation.
28-17	The DGEIS is not giving the public a meaningful way to participate in the process because it lacks any detailed information on the potential impacts of ReZone. The planning process must include meaningful efforts to educate impacted residents about the potential positive and negative impacts of ReZone and get real feedback from community members. That simply does not happen in this DGEIS process. After lying dormant during nearly three years of isolation due to the global COVID-19 pandemic, the DGEIS is released by the Common Council, without warning, or public engagement with just one public hearing 10 days after release of the DGEIS. The process has been further frustrated by failure of the city of Syracuse planning division to provide legible maps or the new designations. The electronic maps provided are blurry and pixilated, making it difficult for the public and stakeholders to understand the specific zoning designation of their neighborhoods. Despite our organization requesting legible maps - none was provided.	Written	The Syracuse Common Council is performing the required SEQRA review consistent with NYS law. This process is the culmination of several years of work evaluating the current Zoning Ordinance and Map and developing the proposed Zoning Ordinance and Map. The ReZone team has held more than 90 public meeting throughout the City over the last several years to educate the public about ReZone and solicit feedback concerning the project. During that time, relevant materials, including drafts of the proposed Zoning Ordinance and Map, have been made available to the public in both hard copy and electronic form. As has been stated since the inception of the SEQRA process, the public will continue to have an opportunity to be heard following the completion of the SEQRA review as the City considers further action concerning the proposed Zoning Ordinance and Map.

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28-18	<p>Recommendation: Conduct an Environmental Impact Statement. With potential to cause great harm, the ReZone plan should be required to be analyzed under standard Environmental Impact Statement. Where significant adverse impacts of the subsequent action are identified, and they were not adequately addressed in the generic EIS, then a site- or project-specific supplemental EIS must be prepared. SEQRA imposes substantive requirements, delineating the content of the DGEIS and requiring the lead agency (common council) to act consistent with social, economic and other essential considerations, to the maximum extent practicable, and minimize or avoid adverse effects.</p>	Written	<p>The Common Council has prepared a generic Environmental Impact Statement (EIS) to consider a broad or generalized discussion of potential impacts of the adoption of ReZone. The NYS Department of Environmental Conservation (DEC) states that, "a generic EIS may be appropriate when an agency is considering a new, or substantially revised plan, program, or policy that will affect a wide range of resources or geographic areas, and for which an exploration of a range of mitigation measures that would work in various circumstances is needed." SEQRA guidance also states that, "Generic EISs are more typically prepared for the following types of activities: Area-wide zoning." The generic EIS process provides for a thorough accounting of all relevant potential adverse impacts, and the SEQRA process is being conducted so as to engage the public at every step (i.e., conducting a scoping session to help identify the very issues and potential impacts that are the subject of the DGEIS; holding a public hearing on the DGEIS; and extending the public comment period for an additional 30 days).</p>
28-19	<p>The DGEIS does not address whether the ReZone plan would accelerate displacement. One step further, the DGEIS ignore indications of accelerated displacement.</p>	Written	<p>The DGEIS does acknowledge and discuss displacement and identifies mitigation measures in Section 3.8.6.</p>
28-20	<p>The DGEIS must consider secondary negative impacts. The DGEIS engaged in absolutely no examination into the secondary displacement impacts of ReZone. Despite commercial use's likelihood of raising property taxes that will impact homeowners and residents living on limited and/or fixed income through property tax and rent inflation. In fact, the DGEIS makes no mention of any negative impacts to concentrated areas of poverty slated for new commercial development.</p>	Written	<p>The issues and potential impacts evaluated in the DGEIS were developed following a thorough and public scoping session in accordance with SEQRA. The DGEIS does acknowledge and discuss displacement and identifies mitigation measures in Section 3.8.6.</p>

No.	Public Comment	Source	Response
28-21	<p>Recommendation: Conduct a Racial Equity Impact Analysis. The first step to establishing protections for communities of color is to analyze the community's segregation patterns, potential for displacement and how to integrate communities while furthering restorative practices to ameliorate past harms. To meet those standards, ReZone must conduct a racial equity impact analysis to be included in the EIS. The scope of such analyses must include how the costs and benefits of ReZone are distributed across racial/ethnic groups, the risks of displacement disaggregated by race/ethnic group, how the proposed development would address current residential segregation patterns and equitable distribution of land uses. A racial equity analysis must look at the likely racial composition of the new zoning plans, whether or not displacement is likely to occur, and if so, whether it will occur in a racially disparate manner. The analysis must also take into consideration how the anticipated demographic composition of the new zoning allocations would influence existing residential segregation patterns.</p>	Written	<p>The SEQRA review for proposed zoning ordinance, and specifically the DGEIS, is considering a range of factors including zoning equity and the potential effects of gentrification and displacement and offers mitigation measures to minimize these potential impacts Citywide, which are discussed in Section 3.8.6 of the DGEIS. Also, see responses to comments 5-1 and 5-2.</p>
28-22	<p>Recommendation: Require Inclusionary Zoning. The ReZone plan must also provide for and further the availability of affordable housing. This can be achieved by requiring "inclusionary zoning." Inclusionary zoning regulations are intentional housing policies incorporated into zoning laws to ensure uniformity, equity, and protect the most vulnerable populations. Inclusionary housing is a response to historical and modern forms of exclusionary zoning. As an example, inclusionary zoning requires developers to sell or rent 10 to 30 percent of new residential units to lower-income residents. ReZone must include a city-wide requirement for inclusionary zoning on any multi-unit dwelling of four units or more. As another example, inclusionary zoning provides tax abatements and rent regulations to residents in threat of displacement in the same way that tax breaks and incentives are often given to developers.</p>	Written	<p>See response to comment 5-2.</p>

No.	Public Comment	Source	Response
28-23	To prevent property tax hikes, tax abatements must be included into the ReZone plan. This can be accomplished by building in programs into ReZone such as circuit breakers. Circuit breakers provide property tax relief to families whose property taxes surpass a certain percentage of their income. If a family living in a gentrifying area sees their property tax bill (or rent) surge to an unaffordable level, a circuit breaker credit kicks in to offer relief. This targeted approach assists low- and middle-income families without significantly reducing overall tax revenue and is an important aspect of inclusionary zoning that must be included in the plan. In addition, in newly commercialized districts, the ReZone must consider how rent regulations can be implemented to protect renters.	Written	The proposed Zoning Ordinance does not include tax abatements. The City has multiple tax incentives or abatement programs administered by other departments. Tax assessments are not a function of the Office of Zoning Administration.
28-24	Recommendation: End Exclusionary Zoning. To address Syracuse's lack of integrated housing and affordable housing options ReZone must end exclusionary zoning. Ending exclusionary zoning eliminates needless barriers to affordable housing through expanding multi-family housing choices for people with low or moderate incomes. It supports communities' health and incentivizes new land uses. At a minimum, zoning designations in neighborhoods that are near majority or majority in use as multi-family uses should be adjusted to accurately reflect the character of the neighborhood.	Written	See response to comment 5-2.
29-2	There is no evidence the proposed zoning classifications as applied to the draft zoning map are based on any objective economic or demographic data to support the extensive development that is implied, or the notable changes in land use patterns which are illustrated. Rather, anecdotal information suggests the community will instead see continued incremental, modest economic development across the city for the foreseeable future. New zoning should consolidate such future growth to maximize its positive effects, and not promote dispersing and thereby diminishing it.	Written	The new zoning districts have been applied to the proposed Zoning Map based on the City's adopted Land Use and Development Plan (LUDP), neighborhood meetings, and public input. Further, nearly all neighborhood business corridors in the City have zoned mixed use district to consolidate mixed use development and redevelopment along these corridors to promote walkable, mixed-use corridors adjacent to residential neighborhoods, which is consistent with the City's adopted Comprehensive Plan and LUDP. Additionally, see response to comment 28-3.

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No.	Public Comment	Source	Response
29-3	Absent significant changes to the adoption document and map, the DGEIS should but does not adequately evaluate the potential negative environmental impacts of substantial development per the ReZone provisions and but also - and more likely - the negative impacts resulting from limited, scattered and isolated development promoted by the proposed regulations and map.	Written	The comment identifies concerns with both "substantial development" and, "more likely - the negative impacts resulting from limited, scattered and isolated development". The City is preparing a generic Environmental Impact Statement (EIS) to consider a broad or generalized discussion of potential impacts of the ReZone project. NYS DEC states that, "a generic EIS may be appropriate when an agency is considering a new, or substantially revised plan, program, or policy that will affect a wide range of resources or geographic areas, and for which an exploration of a range of mitigation measures that would work in various circumstances is needed." Additionally, future site-specific projects will be subject to SEQRA review and the local review process, as identified in the proposed Zoning Ordinance, so that decision-makers may identify and consider, in an orderly manner, the relevant potential impacts of an action.
29-4	The proposed MX zoning classifications would allow fairly intense development virtually anywhere in the city. Therefore, areas of extreme topography and dense tree canopy are likely to be adversely affected - and the ReZone document does not specifically address how either will be considered during required review processes. The DGEIS does not address how ReZone relates as policy to either extreme topography and/or dense tree canopy cover as potentially impacted by land development. Rather, the document refers solely to new measures that address impervious surfaces, off-street parking, [building] height, stormwater, conservation areas and riparian buffers, and greenspace and landscaping - none of which in the text of ReZone deal with impacts to topography and/or tree canopy.	Written	Mixed use zoning has been applied to approximately 15-16% of the City's land area and is generally focused Downtown and along neighborhood business corridors to facilitate a mix of pedestrian friendly, transit supportive areas of residential and non-residential uses. The Open Space District has been established to provide adequate lands for recreational use and to protect those lands, including forested areas, and areas with extreme topography. The Open Space zoning district has been applied to approximately 16-17% of the City's land area, slightly exceeding the mixed-use zoning designation. Additionally, future site-specific projects will be subject to SEQRA review and the local review process, as identified in the proposed Zoning Ordinance, so that decision-makers may identify and consider, in an orderly manner, the relevant potential impacts of an action.

No.	Public Comment	Source	Response
29-5	<p>Given the substantial amount of vacant land available for development throughout the community, as well as climate change concerns, it is irresponsible to encourage any development within flood zones. The DGEIS more adequately addresses this topic than implied in the scoping document, yet provides dubious arguments to support ReZone components that will encourage new development in flood zones. For example: "...eliminating the ability to develop...would cause numerous existing structures and uses in the floodplain to be deemed pre-existing non-conforming...Over time, they gradually decline without the possibility of reconstruction, which would result in deleterious effects and potential environmental impacts..." It is unclear why is assumed all such properties would decline and, more importantly, not have the possibility for reinvestment via rehabilitation.</p>	Written	<p>The DGEIS identifies that flooding is a potential adverse impact. It acknowledges that local law "requires that any development within the SFHA (i.e., new structure, filling, grading, or substantial improvement to an existing structure) obtain a floodplain development permit, in addition to all standard building and development permits." Further, the DGEIS states that, "Within the SFHA Floodway (a narrower part of the floodplain with higher velocity and deeper flow), development requirements are stricter, with the Syracuse local law requiring the developer or builder to conduct a hydraulic engineering study demonstrating that the development will cause no rise in the existing base flood elevation. This current approach allows development to occur in the floodplain, while working to minimize or avoid flood-related impacts. The proposed Zoning Ordinance will continue to allow detached homes in certain areas prone to flooding, provided they are designed and constructed to reduce flooding impacts and meet the local floodplain development law. Construction in accordance with the City law will also significantly reduce flood insurance costs compared with structures not meeting these standards." Therefore, the proposed Zoning Ordinance and Map will not prohibit building in flood zones, but the work will be subject to significant measures to mitigate the potential impacts of flooding.</p>
29-6	<p>The DGEIS claims city-wide development standards will "...apply zoning and development standards evenly...so that all neighborhoods receive a minimum level of environmental and design amenities..." While laudable in concept, this policy does not include provisions - either standards or procedures - to address circumstances unique to individual neighborhoods [e.g., current overlay district classifications]. And therefore the document fails to adequately address likely impacts.</p>	Written	<p>Development standards (Article 4 of the proposed Zoning Ordinance) will regulate the physical layout and design of development within the City to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community. The Site Plan Review process, outlined in Article 5, will address unique site circumstances by applying the development standards.</p>

No.	Public Comment	Source	Response
29-7	The document does not address how many new zoning classifications [e.g., MX designations] not only suggest but encourage new development [i.e., new construction, not rehabilitation] that is inconsistent with some historic districts - thus making it necessary to revise the proposed zoning map.	Written	The proposed Zoning Ordinance addresses historic properties in Article 6 and specifically acknowledges that the City, "finds as a matter of public policy that the preservation and protection of buildings, structures, sites, landscapes, objects, and districts of historic, architectural, cultural, educational, and/or aesthetic merit are public necessities and are in the interests of the health, prosperity, and welfare of the people of the City of Syracuse." It goes on to identify that the purpose of the preservation ordinance is to "Protect, enhance, and perpetuate the use of those districts, sites and structures, which represent the many and varied architectural, artistic, and cultural achievements of the City and which cannot be duplicated or otherwise replaced".
29-8	While ReZone aims to reduce the importance of and more effectively manage car-related land uses, reduced off-street parking requirements could lead to negative impacts regarding on-street parking, particularly by generating new or exacerbating existing competition and conflict between residents and business patrons in many of the proposed residential and MX districts. The DGEIS emphasizes the ReZone components that reduce requirements for off-street parking and that support other modes of transportation, all of which are to be commended. However, the document does not address potential impacts to on-street parking as a result. This is not to say that these new provisions should be modified or eliminated. Rather it is important to acknowledge that in the immediate to short-term future there likely will be some shift from off- to on-street parking and how - if at all - ReZone can/should address such circumstances.	Written	Comment acknowledged. The off-street parking and loading regulations, detailed in Article 4 of the proposed Zoning Ordinance, will make certain development has sufficient parking to meet demand but limit onsite parking and impervious surface area which increases flooding and adversely effects stormwater runoff. On-street parking is typical throughout the City, and the City will continue to regulate and control the use parking in the City right-of-way. See also response to comment 27-3.

No.	Public Comment	Source	Response
29-9	It is inappropriate to assume impacts in this category [Consistency with Community Character] will be largely positive. The proposed Development Standards are sufficiently broad to still allow for - if not specifically encourage - new development that is inconsistent with existing character. In areas where there is little or no evidence of the city's traditional development patterns, such new investment might indeed have beneficial effects. However, most areas proposed for MX classifications have character generally considered worth retaining and enhancing. Yet, the Standards would allow development of a size, scale and/or character substantially incongruent with current conditions. Most negative impacts could be avoided through significant changes to the proposed zoning map. The DGEIS relies largely on the proposed community-wide development standards to mitigate any likely impacts on community character and does not address the issues noted here.	Written	See response to comment 29-6.
30-1	To enhance accessibility concerns and promote accessible entrances to building, require new and renovated building entrances to be accessible. Consider stating "dimensions and design of building entrances shall comply with the New York State Building Code, ADA requirements, Section 504, NYS HRL accessibility requirements, and other applicable ordinances and codes."	Written	New development or redevelopment projects must meet ADA requirements as part of the City's building permit review process. The proposed Zoning Ordinance also allows greater flexibility to achieve these requirements.
30-2	Add language to explicitly allow changes that increase the accessibility of a building, such as replacing stairs with a mobility access ramp or no-step entrance.	Written	Article 2 of the proposed Zoning Ordinance specifically states that, "Mobility access ramps and lifts are authorized exemptions to setback requirements."
30-3	When approving zoning requests that would open historical buildings to the public, require these buildings to meet ADA standards (if their historical significance is not destroyed or threatened by these improvements).	Written	See response to comment 30-1.
30-4	In the sections about standards for buildings in different zoning districts, add additional illustrations that show examples of buildings without stairs at front entrances and buildings with ramps.	Written	The use of ramps, lifts and other mobility access accommodations are specifically permitted in the proposed Zoning Ordinance. Also, see response to comment 30-2.

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No.	Public Comment	Source	Response
30-5	To enhance accessibility concerns and promote accessible, age-friendly housing, "Boarding or rooming houses" should be allowed in all Residential and Mixed-Use Zoning Districts, since this type of housing may help seniors, people with disabilities, and others to continue living in Syracuse.	Written	Accessible and age-friendly housing is permitted in all residential and mixed use zoning districts in the proposed Zoning Ordinance. Seniors and people with disabilities may live alone or together in any of these districts. Rooming and boarding houses are not a permitted use throughout the City.
30-6	To enhance accessibility concerns and promote accessible, age-friendly housing, avoid restrictions on: multi-family housing, size of developments, Section 8 and other affordable housing, total number of bedrooms in a unit, lot size or other density, or other restrictions that adversely affect families or people with disabilities living in group settings.	Written	Zoning typically establishes limits on size and density in zoning districts and the proposed Zoning Ordinance includes such provisions. The proposed Zoning Ordinance does not restrict Section 8. Also, see response to comment 5-2.
30-7	To enhance accessibility concerns and ensure accessibility considerations in review processes, add a step to require an Accessibility Review in the review process. This will ensure that building design plans are checked for features that ensure accessibility for persons with disabilities. This will also ensure compliance with the applicable ADA accessibility standards.	Written	See response to comment 30-1.
30-8	To enhance accessibility concerns and ensure accessibility considerations in review processes, appoint a member of the disability community (i.e., from a local Independent Living Center) who is an expert on the ADA, Fair Housing, and other applicable laws applicable to disabilities who could serve on the Board of Zoning Appeals or be consulted regarding access issues, in order to ensure access and accommodations are considered when projects are reviewed.	Written	The project team will consider this suggestion regarding board membership.
30-9	Make all zoning ordinance documents available in accessible format.	Written	The City's new website (syr.gov) will provide information and documents in an access format.

No.	Public Comment	Source	Response
30-10	To enhance accessibility concerns, pedestrian walkways should be required to connect to adjacent transit stops.	Written	Pedestrian walkways must comply with ADA accessibility guidelines, but connectivity to adjacent transit stops would likely require improvements within the City's right-of-way. The City is actively working to address ADA issues which are described in the City's "ADA Transition Plan". The purpose of the ADA Transition Plan is to ensure that the City of Syracuse creates reasonable, accessible paths of travel in the public right-of-way for everyone, including people with disabilities. Specifically, the plan will address curb ramps and crossings at intersections and sidewalks as they relate to ADA standards.
30-11	Add language and establish procedures to ensure that a person with a disability receives notice of a decision as soon as a decision is reached, so if there is a disagreement and a need for accommodation that was not met, the applicant can file a prompt complaint.	Written	Article 5 of the proposed Zoning Ordinance states that "after a decision on an application, or final adoption of the resolution if applicable, the Office of Zoning Administration shall provide written notification of the decision via hand delivery, electronic mail, or first-class mail to the property owner and/or applicable parties listed on the application." The Office of Zoning administration will work directly with applicants with a disability to ensure they receive timely notification.
31-1	Three downtown blocks (200, 300, 400 E. Water St. and Erie Blvd E.) are designated MX-3 where all other downtown parcels are designated MX-5. The MX-3 designation allows uses that are not allowed elsewhere in downtown Syracuse. Some uses pose environmental hazards (e.g. a gas station is permitted in MX-3 with a special use permit), and others present opportunity costs for the "highest and best" land use of these central parcels. MX-3 is intended to be a "transition" zone next to I-690 – and yet parcels on either side of downtown's other highway, I-81, received an MX-5 designation. Some of these MX-5 parcels are located outside the downtown district – for instance, in the East Genesee Regents district. Downtown is the most walkable district in Syracuse. If we are promoting greater accessibility/walkability/non-vehicular transportation, providing space for a "walkable" gas station in a downtown MX-3 zone does not meet the forward-looking environmental goals of the ReZone initiative.	Written	See response to comment 15-2.

No.	Public Comment	Source	Response
31-2	<p>In Section 2.18(C): Setbacks – (3) Projections, the ordinance establishes that “every part of a required setback shall be unobstructed from ground level to the sky.” Authorized Exceptions to Setback Requirements in Table 2.16 include incidental architectural features. Do incidental architectural features include awnings? If so, please specify. The regulations for sign type standards detailed in 4.8(3)a describe the circumstances under which a sign on an awning may be permitted, stating that an awning may extend five feet into a public right-of-way. Does this regulation extend to all awnings, even to those on which no signage is present? Again, please clarify. The environmental rationale for such a discussion is the availability of fresh air and al fresco dining year-round, which proved essential during the most recent pandemic. All-season outdoor dining can be facilitated through the use of awnings (e.g., prevent excessive sun; provide attachment points for outdoor heating and lighting equipment; protect from wind and precipitation), and the classification of awnings as projections vs. signage must therefore be clear for developers and restaurateurs.</p>	Written	<p>Article 2 of the proposed Zoning Ordinance states that incidental architectural features include, "eaves, canopies, sunshades, gutters," etc. Awnings are considered an incidental feature also, and may "project up to two feet into any required setback provided the projections are at least five feet from the property line."</p>

No.	Public Comment	Source	Response
31-3	<p>2.17(D): Building Height: Within the MX-5 District, there is no maximum building height. Previous drafts of Rezone Syracuse included Building Height Averaging in section 2.18, Measurements and Exceptions. We would like to recommend that Building Height Averaging be added to section 2.17(D) and that mid-block additions and infill developments be held to that standard: When a vacant lot is bordered on two sides by previously constructed buildings, both of which do not meet the required maximum height applicable to the district, the required height for the vacant lot shall be established as the average front height of the existing buildings within 200 feet of the property, or as determined by the Zoning Administrator. As new construction projects are proposed for vacant parcels, these new developments should take care not to diminish the availability of natural light in neighboring buildings. Perhaps the addition of FAR requirements or mid-block height requirements would help to guide compatible new construction within the downtown district? Another consideration may be to impose height restrictions within historic districts (e.g., 331 S. Salina is located within the National Register South Salina Downtown Historic District). The environmental rationale for height restrictions is the preservation of natural light in existing occupied spaces, whether they be commercial or residential, and the prevention of wind tunnels. Buildings constructed out-of-scale from neighboring properties may contribute to wind tunnels and excessive shading that compromise street tree viability and healthy building principles in neighboring architecture.</p>	Written	<p>While the MX-5 zoning district does not have a maximum building height, larger new construction projects that meet or exceed the threshold for the Major Site Plan Review will be subject to review by the City Planning Commission. This proposed Zoning Ordinance states that this review procedure "ensures that potential impacts of development are considered before submittal of an application for construction plan approval or issuance of a building permit."</p>
31-4	<p>Community Gardens: Though the updated zoning ordinance now allows urban agriculture in MX-5 with a special use permit, Section 3.3(C)6 continues to exclude community garden use from MX-5. As written, the ordinance would prohibit future community garden development in M. Lemp Park or on parcels that currently house surface parking lots. Now that downtown is a full-service residential neighborhood housing 4,300 residents, 27% of whom reside in income-restricted housing.</p>	Written	<p>The community gardens land use is permitted throughout the City, and the MX-5 district is established to provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses. Community Gardens were generally considered to be inconsistent with the purpose of this district.</p>

No.	Public Comment	Source	Response
31-5	<p>Produce Stands: Further clarification is required on whether produce stands are permitted in MX-5. Section 3.4(D)6 states that outdoor display/sales are not permitted as accessory uses. Produce stands are an allowed accessory use. But produce stands are not permitted as a Temporary Use under "Produce stand, seasonal." We would argue that seasonal produce stands are more realistic than year-round ones in the downtown district, especially on narrow streets where street furnishings are removed during the winter to allow sidewalk plowing.</p> <p>We would like food stores to be able to display produce seasonally, similar to how produce is displayed outside food stores in larger cities (New York, Boston, Washington, D.C., etc.). Now that downtown has several grocery stores (e.g., Syracuse Cooperative Market, Epicure, Downtown Grocery Store) offering fresh, local produce, we need a zoning ordinance that makes such offerings visible and seasonally available to a broad consumer base in our Central Business District (MX-5).</p>	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-6	<p>Mobile Vending Carts: In Section 3.5E(4) (p. 89), mobile vending carts on private property are limited to a maximum of 6 months of operation per year. Taking a cue from Portland, OR and other food-focused cities, the City of Syracuse must consider allowing year-round food cart operation on private property. This would not interfere with snow-clearing operations in the public realm, and would help to fill food gaps and activate underused spaces year-round in areas like the Equitable Towers plaza.</p>	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-7	<p>Animals: Section 3.3(C)1 prohibits kennels in MX-5. However, as approximately 20% of downtown households have dogs, we estimate there are 400 dogs living downtown presently. In order to offer downtown residents the opportunity for a car-free lifestyle, we must take into consideration the needs of our four-pawed residents as well as their owners in the MX-5 district.</p>	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-8	<p>Automobiles, Auto Rental: Section 3.3(C)2 specifies that auto rental is allowed by special permit. However, we question the need for any auto rentals in MX-5.</p>	Written	Comment acknowledged.

No.	Public Comment	Source	Response
31-9	Automobiles, Auto Sales: The updated Rezone Syracuse draft adds confusion over automobile sales. Automobile showrooms are a permitted use in MX-5, but automobile sales are prohibited. Article 7.3 defines automobile showroom as “an indoor retail space used to display automobiles for sale.” Further p. 55 states that, “In the MX-5 district, automobile sales establishments may only be located on the first floor, are limited to indoor operations and display only; shall not include vehicle repair activities; and may include up to five cars for sale.” This footnote is confusing, since it refers to automobile sales, which again are prohibited in MX-5. We suggest updating the language to eliminate any reference to automobile sales in the downtown district.	Written	Automotive Sales and Automotive Showrooms are two separate uses with two separate definitions. Automotive Sales are not permitted in MX-5 zoning district, Automotive Showrooms are permitted in MX-5 zoning district. Showrooms limit retail space for indoor display of up to five automobiles only, whereas Automotive sales allow an unlimited number of display vehicles, and allows other incidental uses like the storage and repair of automobiles not consistent with the MX-5 zoning district.
31-10	Entertainment, Outdoor Amplified Music: In Section 3.3(C)10(a)2, a Special Use Permit is required for entertainment or outdoor amplified music. We would recommend changing the language from “music” to “any amplification,” to include uses such as Dinosaur BBQ’s loudspeaker for announcing table availability. While this is not an entertainment use, it is an outdoor amplification that conflicts with the neighboring residential use.	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-11	Entertainment, Swimming Pools: Section 3.4(D)11 allows for swimming pools as an accessory use. Perhaps for consistency’s sake, we could specify that accessory pools are only permitted in MX-5 as an indoor or rooftop use?	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-12	Signs: On p. 120, under “Temporary Window Signs,” it states, “Temporary window signs shall not ... cover more than 30 percent of any window panel.” Please add language to clarify that this refers to all window signs, not single window signs.  For example, if I have five window signs, and each does not cover more than 30% of any window panel, that’s different than having five window signs which together cover more than 30% of any window panel. Put simply, the ordinance should state that “70% of the window panel must remain visible/unobstructed by signage.”	Written	The project team will evaluate and clarify this use in the proposed zoning ordinance to mitigate any potential adverse environmental impact.

No.	Public Comment	Source	Response
31-13	Signs: On p. 142, "Posters and Handbills," would it be possible to include stickers as an example of prohibited signs? Presently, the Downtown Environmental Maintenance team must regularly employ chemical cleaners to remove stickers from public infrastructure.	Written	Stickers on public infrastructure are not regulated by the proposed zoning ordinance.
31-14	Signs: On p. 143, "Sign Standards," please include "vinyl sheeting" and "plastic sheeting" in the list of prohibited materials. These non-durable materials, tacked up on building facades, tend to slip, fade, or otherwise deteriorate in our inclement weather, giving the appearance of a temporary or neglected business.	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.

## 4.0 CRITERIA FOR FURTHER EVALUATION

Future actions or proposals that involve proposed revisions to the Zoning Ordinance or Map that are not contemplated herein will not be undertaken or approved until they have undergone a SEQRA review. Such actions may be evaluated by the City for compliance with the DGEIS, FGEIS, and the findings statement to be prepared in furtherance thereof. The actions should be assessed to determine compliance with the various impacts and mitigation measures discussed in the DGEIS and FGEIS, and the evaluation should enable the City to determine the extent to which further SEQRA compliance may be required in accordance with the SEQRA regulations, including 6 N.Y.C.R.R. Part 617.10(d). In the event subsequent proposed actions are adequately addressed in the DGEIS/FGEIS but not adequately addressed in the findings statement, an amended findings statement will need to be prepared. Additionally, if subsequent proposed actions are not addressed or not adequately addressed in the DGEIS/FGEIS and the subsequent actions will not result in any significant adverse environmental impacts, the City need only prepare a negative declaration. If a subsequent proposed action was not addressed or was not adequately addressed in the DGEIS/FGEIS and the action may have one or more impacts, the FGEIS will need to be supplemented to address such impacts.

Setting aside potential future revisions to the Zoning Ordinance or Map, all future actions or development proposals that require approval from the City and are subject to review under SEQRA will be subject to a separate project-specific SEQRA review in accordance with the SEQRA regulations found at 6 N.Y.C.R.R. Part 617. The lead agency for each proposed action will be responsible for ensuring compliance with the requirements of SEQRA and must be provided by each applicant with sufficient documentation to properly classify each action and determine the extent of the environmental review.

## Appendix A: Public Hearing Transcripts

### PUBLIC HEARING

Syracuse, New York  
Monday, August 22 2022  
1:00 P.M.

President Hudson announced that now is the time and place for a Public Hearing Relative to the Adoption and Approval of "The Draft Generic Environment Impact Statement (DGEIS), regarding the potential environmental impact of a new comprehensive Zoning Ordinance, pursuant to the State Environmental Quality Review Act (SEQRA)."

President Hudson announced that each speaker would be given two minutes to speak.

Matt Kerwin: "Good afternoon, I'm Matt Kerwin, outside counsel for the city of Syracuse and SEQRA council on this matter. Thank you for having us today, nice crowd. So just a little logistical housekeeping for the public hearing today: this is the public hearing on the draft generic environmental impact statement, it's not a public hearing on the ReZone ordinance itself, so I'd ask the public to keep their comments limited to and be specific to the actual draft generic environmental impact statement that's before the Council for consideration. As far as the process for those who care to understand more about the SEQRA process here, the board cannot consider or act on the ReZone document itself until the SEQRA process is complete, so we have to get through this public hearing, staff will then work with council to address and respond to the comments received today and provide those in what's called the final generic environmental impact statement. After that the Council and staff will work together to prepare what's called a finding statement which then then be presented to the Council for consideration at the at the conclusion of that process when SEQRA is complete, the rezone ordinance and proposed new map can then be considered for adoption at that point. But until we get through SEQRA we're not quite there yet. As far as anyone wishing to comment today, this is being recorded so I'd ask anyone who's commenting to speak clearly and intelligently, and state your name and your address for the record because we will be assembling these comments as a staff and incorporating them into the draft environmental impact statement. Lastly this is just an ability for the council to solicit comments it's not a question and answer session so if anyone wishing who has any questions you can present those as part of your comments and they can be responded to as part of the response to comments in the final GEIS any questions about any of that? OK thank you.

President Hudson asked if there was anyone else who would like to speak.

David Rufus: "Good afternoon my name is David Rufus and I am a senior organizer with NYCLU. But I'm also a Syracuse resident that lives on the south side of the city and have for the last 60 years. While the common council has been entrusted with care and the protection of the people, I am extremely concerned about the recent rezoning plan that has been put before us. Any acceptable rezoning plan in 2022 must include a comprehensive understanding of how racist practices like redlining and Zoning have contributed to severe segregation and lack of affordable housing in our city. Only after that deep understanding should a plan be created to address and combat those harms and prevent any future harm. The Current plan does not do that! Syracuse should be actively working to repair the harms to low-income and residents of

color. It can do this by implementing a comprehensive zoning plan that prevents displacement promotes affordable housing and reinvest into the character of the communities. Syracuse zoning plans must reconsider the harmful impacts of exclusionary zoning- instead, the plan is doubling down on exclusionary zoning even in in areas that are currently out of conformity. The zoning plan must require affordable housing in all new developments an incentive is simply not enough and frankly never works! The city is also blatantly ignoring land that will become available as a result of the 1-81 redevelopment, this is negligence will be bore on the back of community residents. Speaking of residents that live near the 1-81 redevelopment, Rezone must do more to protect residents as the zoning plan tries to reignite development in this area. This must include grandfathered tax rate rent regulation to prevent landlords from doubling rents near 1-81 and other neighborhoods. Rezone must reconsider their unimaginable change of the neighborhood nearest the viaduct- This is a community, with real people, real lives- not a marketing scheme. Any rezoning must put their needs first and not the needs of mass developers or the City's bottom line. Finally 30 days is simply not enough time number one we need to review the rezone plan the DGEIS and the Syracuse comprehensive land use plan 2040 two the maps are blurry and must be printed to make any sense. Communities' members should not have to expend their own resources to be able to view the maps. Three years have passed since ReZone went into the community to explain these changes, there are many community members who have no idea what is going on! Neighborhoods transitions, especially vulnerable communities, the Rezone plan failed to consider this has the sprang into action in the wee hours of the night announcing the public comment period has begun! And to our new Americans, people who English is not their primary language- there has not documentation provided for them. This zoning plan- in its current state is simply unacceptable.”

President Hudson asked if there was anyone else who would like to speak.

Mike Stanton; “Hello, my name is Mike Stanton and I am the president of the Southeast University Neighborhood Association. In 1978 Syracuse University demolished the old Archbold Stadium, replacing it with the Carrier Dome. At the same time SU also demolished over 100 multi-family and apartment buildings west of the dome, replacing them primarily with parking lots. Apartments and houses north of campus were also being demolished at this time and converted into parking lots. Of course, Syracuse University immediately built new off-campus housing to take the place of all those buildings they demolished. Just kidding. University Hill went for 40 years, starting in 1964, without a single new student dorm or apartment being constructed. The 1980 census shows where those displaced off-campus students went. The number of college students east of campus in 1970, before construction of the Carrier Dome, had been 1,093. By 1980, following completion of the Carrier Dome, the number of college students east of campus had more than doubled to 2,416. By 2010 the number had tripled to over 3,000 students. With thousands of students moving east of campus, investors got busy. Formerly owner occupied homes were being clopped up to accommodate as many students as possible. Beds were going into dining rooms, living rooms, attics -- even large closets. To give you a sense of the overall impact of this student migration, we all know that the number of owner-occupied homes in the city has fallen over the last few decades.

- From 1970 to 2019, the city of Syracuse lost 11% of its owner-occupied homes.
- The census tract in the Westcott neighborhood faired worse. It lost 18% of its owner-occupied homes from 1970 to 2019.
- But neither of these figures come close to what has happened in the census tract just east of campus where 42% of the owner-occupied homes have been lost. We lose more every year.

In 1991, to get better control of the situation, the city of Syracuse created the University Neighborhood

Special District. Within the special district, absentee landlords are required to complete a Certificate of Suitability. Among other things, the C of S requires that owners produce a map for every floor in the building showing how every space will be used. The city uses the Certificate of Suitability to tell landlords "No you can't turn dining rooms and living rooms into bedrooms"; "No you can't create new bedrooms in places that would be difficult to escape in an emergency, like basements and attics." Inadequate as they've been, these tools are still needed in our neighborhood today as much as they were in 1991 - we've been saying so for years. ReZone removes these tools and leaves nothing as effective in their place. Until very recently we believed the final version of ReZone would contain new features to better control student rental properties, not only east of University Hill but also near Le Moyne College where the number of student rental houses has been growing. We thought the final version of ReZone would continue to have a special district east of University Hill, and a new special district around Le Moyne College. I guess that isn't to be. But please know we will be back - soon. Five members of the Common Council have already requested new draft legislation with new measures like those I just described. We hope the Council will soon hold hearings on this new proposed legislation."

President Hudson asked if there was anyone else who would like to speak.

Aggie Lane: "I'm Aggie Lane, I live at 340 Midland Avenue on the South Side. Gentrification through rising rents is already happening. If Syracuse wants to avoid pushing its residents into unsafe and decrepit housing, it must create policy for affordable housing. The city can do this by building into the ordinance rules for new multi-unit buildings. Currently, the Syracuse Industrial Development Agency (SIDA) is examining PILOT structures ensuring that residential projects have either 20% or 40% mix of affordable apartments. Encoding such a requirement in ReZone would make it universal for Syracuse, whether or not a developer applies for a SIDA PILOT. Moreover, it is paramount that the affordable rent calculation is based on Syracuse's Medium Income which is \$39,000, and not Onondaga County's which is \$63,00. Using a higher area medium income would defeat the policy's purpose. To get an affordability requirement for multi-unit buildings into ReZone, please extend the comment period so there can be community meetings about this issue. Thank you."

President Hudson asked if there was anyone else who would like to speak.

Kathleen Stribley: "I'm Kathy Stribley, I live at 316 Monticello Drive North. I here to comment on the adverse impacts on the neighborhoods and residents from the inclusion of industrial type uses within the in commercial type – CM zoning. Valley Plaza - New CM category Change from Local Business - CM expands non-neighborhood services to regional level uses; may not serve walkable nearby neighborhood.

*Example* - one prospective buyer of Valley Plaza wants to change the vacant grocery store space into "self-storage" which would be a parasitic dead use. FAHNN - Food Access Healthy Neighborhoods Now has been working to try to get a grocery store back in the space to support the health of area neighborhoods. The neighborhoods surrounding the Plaza are the worst "Low income/low access" areas in the city. The removal of this potential space for a dead storage space would have adverse impacts on the health and viability of the neighborhood by precluding a grocery store. NY Climate Action bill encourages development that will reduce "vehicle miles traveled" – currently residents of the north Valley and Southside need to travel miles to the nearest grocery store. Valley Plaza is accessible by bus, bicycle and walking for a

large population. Opening neighborhood/local business areas to speculative commercial uses would have a long-term adverse impact on residents and neighborhoods. City commercial areas are ALL neighborhood commercial areas vs regional commercial areas. Eric Ennis told us that this prospective buyer is waiting for the approval of this ordinance so that he can swoop into VP. Nothing that I can find prevents this from happening. (Retail apartheid makes it difficult to attract grocery store – no mention of socio-economic issues.)

Orlando and S. Salina St. – Zoning appears to have been done via aerial photos. Residential Tots were illegally converted to commercial uses or parking areas and now are incorporated into MX-2 classification. Single family homes are across the street and used to face other residences or were intended to face other residences. I have brought this specific situation up before. There is illegal use of these lots right now that has been followed by the Codes Dept.

Nightclub proposal/parking – 1 space per 200sf of building or use area? Current proposal at Ballantyne/Salina may seek to get around this requirement by "mouth-balling" a lot of the building but still have a large (138) capacity. Even with ride-sharing or Uber/Lyft parking will overrun the neighborhood and already does with current illegal use."

President Hudson asked if there was anyone else who would like to speak.

Mary Beth Hinton: "Hello, my name is Mary Beth Hinton. I live at 128 Dorset Road, I live in the Southeast University Neighborhood, next-door to a student rental. For decades the city has offered economic incentives for landlords to buy up houses in my once-fine neighborhood, pack them with high rent-paying students, and in this way become fabulously wealthy. As soon as the students move in, these rental houses begin to deteriorate. The trash and noise and parking problems they generate drive owner occupants away—which is great for landlords because then they can buy those houses. And so the neighborhood continues to decline. Why would the city lavish such privileges on businesspeople out to make as much money as possible, the neighbors and the city be damned? Our "unique neighborhood character" is being destroyed. Have we no pride in this city? Have we no common sense? Why encourage would-be owner-occupants, many of whom work at the nearby hospitals and educational institutions, to buy houses in the suburbs—not a good plan for "decreasing dependence on automobiles," and "reducing auto emissions in the City"—which are among the goals stated in ReZone's Draft Generic Environmental Impact Statement. During my nine years on the board of the Southeast University Neighborhood Association, I have seen how little the city has done to save our neighborhood from landlord predation. However, I care about my house and my neighborhood, and I will try to stay here as long as I can."

President Hudson asked if there was anyone else who would like to speak.

Cliff Davidson: "My name is Cliff Davidson, I'm a professor at Syracuse University and the director of environmental programs there. I live at 333 Berkeley Drive, and my wife and I moved to Syracuse from Pittsburgh at 12 years ago. Currently I walk to work at the university every day: walk there, walk back. One of the primary reasons that my wife and I moved to Syracuse to take advantage of this job opportunity was because of the university neighborhood, the SEUNA neighborhood. My wife and I are extremely desirous of maintaining that neighborhood and as far as I can see the ReZone plan will damage the current neighborhood that we have, and perhaps future faculty who would like to move to Syracuse will not make the decision to come here if in fact there is not a beautiful neighborhood like SEUNA neighborhood there. Thank you very much."

President Hudson asked if there was anyone else who would like to speak.

Danya Eades: Good Afternoon, my name is Donya. I also live in the Syracuse University area the southeastern section. I grew up in Syracuse, I'm an SCSD alum, I moved to North Carolina and then when I had kids specifically chose to move back to the same area because of the single family residence, the easy walking; as many of my friends are pointing out, you can walk to restaurants, you can walk to libraries, you can walk to school, I you can walk just about anywhere. I also bought my house over 23 years ago because it was in a single-family resident neighborhood. Many of the neighborhoods around Syracuse University have many students, I knew that 23 years ago. I picked my house because there weren't a lot of students and not a lot of multifamily dwellings. That has changed. That is rapidly changing. There's student housing across the street from me, there's student housing behind me. There's probably at least five or six new student housing on every block, every year. Much to codes' understanding, all of this is being done under the radar. I have brought many of these situations up and I really hope that the council would not approve the ReZone Syracuse until these protections for our neighborhood that have already been proposed by the Onondaga County Planning Department are added. We need to maintain our single-family neighborhoods so that single families can buy. When I came in I had an infant and a 3 year old and was able to buy a single family house that was affordable. Now you go to buy a single family house and the landlords don't want to rent to you because they can make much more money from multiple students renting by the bedroom. That is a shame that these families are being displaced. I don't know where they're going to go to find suitable housing and quite frankly I'm not happy with the neighborhood that I now live in, thank you."

President Hudson asked if there was anyone else who would like to speak.

Mary Cunningham: "My name is Mary Cunningham, I was 45 year resident of the city and we've been talking a lot and I've been knocking on doors in the McKinney Housing and one of the things that was surprising to me is that they've been told that their housing will be torn down and replaced. We're talking constantly about affordable housing. McKinney Housing is quality, lead-free housing and its as quality as the man it's named after and it would be criminal to tear down McKinney homes and it is a sign that here we have the housing that should be available for everyone and should be maintained, being torn down so that it won't be next to the income levels of the downtown 63,000 and the income levels of the Southside 33,000. It's a sign of racism and classism and I think if we are seriously about wanting affordable mixed housing then that should be maintained, and there needs to be a longer period of time for all of us to hear and to consider how we're going to really plan in a way that actually gets us beyond a segregated and class bias city, thanks."

President Hudson asked if there was anyone else who would like to speak.

Brian Rowdeo: "My name is Dr. Brian Rowdeo, I run a engineering firm a block north of here. I live in Sedgwick Farm, and I'm here representing a number of owners of historic properties. We have grave concerns with what's going on with the impact statement. It adds increasingly restrictive clauses about appeals which is ridiculous considering its supposed to be an environmental impact statement and not supposed to be legislation. These types of things will encourage abandonment and blight in these neighborhoods. I know this because I've spent the last two years personally restoring a blighted house on Brattle Drive. The environmental impact doesn't actually say anything about the natural world; it says there's no impact anticipated. I could have filled this entire chambers with the amount of refuse generated: we're

talking about lead chips, we're talking about asbestos, mold, bunker fuel. This stuff is all increasingly important and if we don't take consideration into the homeowners, the people that are actually maintaining these houses, and we instead restrict you know with all these covenants and things these houses are going to fall into disrepair. It's going to diminish property values, people are going to leave and it's going to generate immense waste."

President Hudson asked if there was anyone else who would like to speak.

John Thomas: "Hi, John Thomas here, I'm a 50 year resident of Sedgwick Farm in Syracuse, 206 Brattle Road. More of a subjective approach just to say after reading through the whole long law that you are considering or revamping, I find an awful lot of shortcomings. I'd like to use as an example of the fact that 50 years ago I moved into the neighborhood, and about four or five years later we generated the preservation district and the leadership of Jay King, helped by others including his right hand man Steve Baker and four of us who really walked the streets to sell one concept: the fact that to preserve the integrity of the neighborhood we would require that there wouldn't be radical changes to the edifices – the front, the Street View of the homes. Well what we have seen is two years later a revamping of that regulation that our neighborhood voted 70% in favor of, to much more regulations and in this appears in the section having to do with preservation to be confounded by more and more difficult to handle regulations for the homeowners. It's an example of where we're going, I think the wrong direction, at least with regards to an incentive to preservation as we see it in our neighborhood. That's my subjective stance."

President Hudson asked if there was anyone else who would like to speak.

Heather Schroeder: "Good afternoon, my name is Heather Schroeder. I live at 125 Westminster Ave., been a city resident for 10 years. I have concerns with some of the remaining mapping that's illustrated in the draft environmental impact statement. Specifically in the university neighborhood, there are streets designated as single family that currently have two family structures. There were constructed as two family structures in the 1920s and the concern is displacement of existing residents if one of these structures were to burn – we've unfortunately had many fires in the university neighborhood over the previous six months – would it be permitted as a right to rebuild a two family structure in a single family district? As the residents of Berkeley Park mentioned, some of the streets in the neighborhood have only single family homes at this time but the map requires further revision on a granular level to reflect streets that currently do offer multifamily housing as part of the original neighborhood fabric. Also the downtown district still has three blocks that have not yet been designated MX5. This is an opportunity cost for our highest density developable area in the city these three blocks are between Water Street and Erie Blvd., right next to 690 and one of them currently houses a gas station. We've heard in the past that the hesitance to designate that site MX5 is so that a gas station would still be allowed to be developed in the future on that existing site which seems to smack of spot zoning and we also questioned the need for future gas station development in the central business district. Thank you."

President Hudson asked if there was anyone else who would like to speak.

Kate Fernandez: "Hello my name is Kate Fernandez, I live at 115 Wendell Terrace. I also disagree with the DGEIS assessment that the changes to preservation has no impact. There is significant social, economic, quality of life, and environmental consequences to the proposed procedural changes; increased authority of the SLPB and lack of meaningful appeal for their

rulings. I am concerned that the SLBP changes proposed have not been adequately studied in the SEQRA process.”

The following written comment was received from Robert Haley:

“Dear President Hudson & Common Councilors: Thank you for this opportunity to offer a constructive critique of the ReZone approval process. I have been a community contributor to the ReZone planning process since its start. Over the past two plus years however, the Covid protocols have interrupted important normal social a functional communication, some important conditions have evolved to suggest the impact of this ReZone Ordinance may have a negative impact on the social and economic environment for the city’s future. The ReZone Ordinance has not been updated to include the impact of the final DOT I-8 Project decision for the Community Grid Option. The ReZone Ordinance has not been updated to include the advances in social & economic planning justice issued advanced over the impactful Covid era. The ReZone Ordinance density development plan may be perpetuating some of the same historic barriers to economic development for all city residents. The ordinance needs a review for density transition methods, including displacement protection and equitable land value development. Again, due to related Covid delays, the ReZone Ordinance does not have the benefit of including the results of the current City community Urban Design “Vision Plan” funding and produces staring tomorrow at Martin Luther King School and continuing for 6-8 months. For these reasons it is best for the Common Council to postpone the approval of the DGEIS for a period of 6-8 months.

Respectfully,  
Robert Haley, AIA, LEED AP”

President Hudson asked if there was anyone else who would like to speak. Hearing none, President Hudson announced the public comment period would run until September 2<sup>nd</sup>, and you can submit comments to [rezonesyracuse@syrgov.net](mailto:rezonesyracuse@syrgov.net).

President Hudson then declared the Public Hearing closed @ 1:32 pm

## Appendix B: Public and Agency Comments

August 28, 2022

**ReZone Adoption Draft & Zoning Map  
Comments/Concerns re Draft Scoping Document for DGEIS  
City Planning Commission**

Unfortunately, comments provided during the DGEIS Scoping period [see below list] were only partially addressed or not at all. Therefore, concerns regarding ReZone and its likely environmental impacts remain largely the same. Where appropriate additional remarks [in red] to previous submission have been inserted.

.....

There is no evidence the proposed zoning classifications as applied to the draft zoning map are based on any objective economic or demographic data to support the extensive development that is implied, or the notable changes in land use patterns which are illustrated. Rather, anecdotal information suggests the community will instead see continued incremental, modest economic development across the city for the foreseeable future. New zoning should consolidate such future growth to maximize its positive effects, and not promote dispersing and thereby diminishing it.

Specifically, it is doubtful that Syracuse—or Onondaga County—will realize sufficient population growth in the coming decades to justify the expansive use and full build-out of the high number and physical size of proposed MX districts. While it is conceivable one or two individual high-density projects might be constructed in a few of the proposed MX-2 or MX-3 districts, it is more likely the vast majority of these areas will retain their current low- to medium-density character and benefit from moderate financial investment. It is even less likely that all the MX-4 districts would see 50%, let alone full, build-out. The probable outcome will instead be a limited number of solitary and incongruous "big" projects scattered throughout the city rather than multiple, truly dense mixed-use areas that could generate the social and economic synergy intended.

Therefore, absent significant changes to the adoption document and map, the DGEIS should but does not adequately evaluate the potential negative environmental impacts of substantial development per the ReZone provisions and but also—and more likely—the negative impacts resulting from limited, scattered and isolated development promoted by the proposed regulations and map.

With regard to the individual environmental factors evaluated in the DGEIS:

Land: the proposed MX zoning classifications would allow fairly intense development virtually anywhere in the city. Therefore, areas of extreme topography and dense tree canopy are likely to be adversely effected—and the ReZone document does not specifically address how either will be considered during required review processes. The DGEIS must adequately examine the wide range of probable negative impacts to both natural topography and current canopy cover, and call

for necessary revisions to the ordinance/map as well as provide commensurate mitigation measures.

The DGEIS does not address how ReZone relates *as policy* to either extreme topography and/or dense tree canopy cover as potentially impacted by land development. Rather, the document refers solely to new measures that address impervious surfaces, off-street parking, [building] height, stormwater, conservation areas and riparian buffers, and greenspace and landscaping—none of which in the text of ReZone deal with impacts to topography and/or tree canopy.

Flooding: given the substantial amount of vacant land available for development throughout the community, as well as climate change concerns, it is irresponsible to encourage any development within flood zones. The DGEIS should call for necessary revisions to the ordinance/map, but at a minimum must evaluate why such development is defensible and whether any mitigation measures have merit given the vast opportunities for investment outside these environmentally sensitive areas.

The DGEIS more adequately addresses this topic than implied in the scoping document, yet provides dubious arguments to support ReZone components that will encourage new development in flood zones. For example: "...eliminating the ability to develop... would cause numerous existing structures and uses in the floodplain to be deemed pre-existing non-conforming.... Over time, they gradually decline without the possibility of reconstruction, which would result in deleterious effects and potential environmental impacts...." It is unclear why it is assumed all such properties would decline and, more importantly, not have the possibility for reinvestment via rehabilitation.

Aesthetic Resources: it is inappropriate to assume impacts in this category will be largely positive, as the new Development Standards provide general guidance and not strict prescriptions. Additionally, the Standards would be applied primarily to "big" projects—allowing for many smaller undertakings to have significant adverse effects on aesthetic quality of adjacent properties and immediate surroundings. Further, without first evaluating existing conditions, it is impossible to insure that most new development will be "largely positive." The DGEIS must evaluate the impacts the proposed standards will have on current aesthetic resources in each proposed zoning district, not each zoning classification--because aesthetic resources are unique to a location. Similarly, mitigation measures must correlate to individual zoning districts [i.e., physical places], not classifications [i.e., regulatory definitions].

The DGEIS claims city-wide development standards will "...apply zoning and development standards evenly...so that all neighborhoods receive a minimum level of environmental and design amenities...." While laudable in concept, this policy does not include provisions—either standards or procedures—to address circumstances unique to individual neighborhoods [e.g., current overlay district classifications]. And therefore the document fails to adequately address likely impacts.

Historic and Archeological Resources: several proposed zoning districts would allow new development of a size, scale and/or character inconsistent with designated/nominated historic resources—actually codifying the acceptance of negative impacts within the zoning ordinance, which in turn will truncate effective mitigation options during subsequent SEQRA reviews. Similarly, many properties eligible for such recognition would face the same fate. The DGEIS must call for necessary revisions to the ordinance/map to eliminate the de facto acceptance of inherent negative impacts on designated/nominated historic resources, and provide commensurate mitigation measures for eligible properties

The DGEIS underscores improvements to current preservation provisions, which admittedly will strengthen protection of historic resources. Nonetheless the document does not address how many new zoning classifications [e.g., MX designations] not only suggest but encourage new development [i.e., new construction, not rehabilitation] that is inconsistent with some historic districts—thus making it necessary to revise the proposed zoning map.

Transportation: while ReZone aims to reduce the importance of and more effectively manage car-related land uses, reduced off-street parking requirements could lead to negative impacts regarding on-street parking, particularly by generating new or exacerbating existing competition and conflict between residents and business patrons in many of the proposed residential and MX districts. The DGEIS must evaluate these impacts and identify effective mitigation measures as necessary.

The DGEIS emphasizes the ReZone components that reduce requirements for off-street parking and that support other modes of transportation, all of which are to be commended. However, the document does not address potential impacts to on-street parking as a result. This is not to say that these new provisions should be modified or eliminated. Rather it is important to acknowledge that in the immediate to short-term future there likely will be some shift from off- to on-street parking and how—if at all—ReZone can/should address such circumstances.

Consistency with Community Character: much like impacts related to aesthetic resources, it is inappropriate to assume impacts in this category will be largely positive. As previously stated, the proposed Development Standards are sufficiently broad to still allow for—if not specifically encourage—new development that is inconsistent with existing character. In areas where there is little or no evidence of the city's traditional development patterns, such new investment might indeed have beneficial effects. However, most areas proposed for MX classifications have character generally considered worth retaining and enhancing. Yet, the Standards would allow development of a size, scale and/or character substantially incongruent with current conditions. Most negative impacts could be avoided through significant changes to the proposed zoning map. Regardless, at a minimum the DGEIS must evaluate the impacts the proposed standards will have on current conditions/character in each proposed zoning district, not each zoning classification—because character is place specific. Similarly, mitigation measures must correlate to individual zoning districts [i.e., physical places], not classifications [i.e., regulatory definitions].

The DGEIS relies largely on the proposed community-wide development standards to mitigate any likely impacts on community character and does not address the issues noted here.

From: Philip Prehn <pprehn@ariseinc.org>  
Sent: Thursday, September 1, 2022 4:14 PM  
To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>  
Subject: [EXTERNAL] Electronic/email comments on the ReZone Syracuse DGEIS document



635 James Street, Syracuse, NY 13203

**Suggestions for additions to the ReZone Syracuse Plan to Enhance Accessibility  
Concerns in the city of Syracuse  
September 1, 2022**

**Proactive Changes to Promote Accessible Entrances to Buildings**

- Require new and renovated building entrances to be accessible. Consider stating “dimensions and design of building entrances shall comply with the New York State Building Code, ADA requirements, Section 504, NYS HRL accessibility requirements, and other applicable City ordinances and codes.”
- Add language to explicitly allow changes that increase the accessibility of a building, such as replacing stairs with a mobility access ramp or no-step entrance.
- When approving zoning requests that would open historical buildings to the public, require these buildings to meet ADA standards (if their historical significance is not destroyed or threatened by these improvements).
- In the sections about standards for buildings in different zoning districts, add additional illustrations that show examples of buildings without stairs at front entrances and buildings with ramps.

**Proactive Changes to Promote Accessible, Age-Friendly Housing**

- “Boarding or rooming houses” should be allowed in all Residential and Mixed-Use Zoning Districts, since this type of housing may help seniors, people with disabilities, and others to continue living in Syracuse.
- Avoid restrictions on: multi-family housing, size of developments, Section 8 and other affordable housing, total number of bedrooms in a unit, lot size or other density, or other restrictions that adversely affect families or people with disabilities living in group settings.

**Changes to Ensure Accessibility Considerations in Review Processes**

- In the review process, add a step to require an Accessibility Review. This will ensure that building design plans are checked for features that ensure accessibility for persons with disabilities. This will also ensure compliance with the applicable ADA accessibility standards.
- Appoint a member of the disability community (i.e. from a local Independent Living Center) who is an expert on the ADA, Fair Housing, and other applicable laws applicable to disabilities who could serve on the Board of Zoning Appeals or be consulted regarding access issues, in order to ensure access and accommodations are considered when projects are reviewed.

**Other Changes Related to Accessibility**

- Make all zoning ordinance documents available in accessible formats.
- Pedestrian walkways should be required to connect to adjacent transit stops.
- Add language and establish procedures to ensure that a person with a disability receives notice of a decision as soon as a decision is reached, so if there is a disagreement and a need for accommodation that was not met, the applicant can file a prompt complaint

Respectfully Submitted  
Phil Prehn—Statewide Systems Change Advocate  
pprehn@ariseinc.org

**From:** baxterhankin@outlook.com <baxterhankin@outlook.com>  
**Sent:** Sunday, August 28, 2022 3:40 PM  
**To:** ReZoneSyracuse <ReZoneSyracuse@syrgov.net>  
**Subject:** [EXTERNAL] Rezone Syracuse Comment

Hi,

I looked through the ReZone DEIS, and I may have missed it, but there's a potential issue with the most recent draft of zoning that seems to have not been fixed. Minimum lot sizes of 40 ft are unreasonably wide for single family attached dwellings.

Can this minimum be reduced to 20 ft, with ideally the minimum lot area slashed in half as well, just for attached single family dwellings? Thanks!

Regards,  
Baxter Hankin  
Former and near future (within the next 6 months again) Syracuse resident

**From:** carol borg <carolborg@yahoo.com>  
**Sent:** Sunday, August 21, 2022 12:19 PM  
**To:** Mayor <mayor@syr.gov.net>; Allen, Latoya <LAllen@syr.gov.net>; Hudson, Helen <HHudson@syr.gov.net>; Caldwell, Rasheada <RCaldwell@syr.gov.net>; Greene, Michael <MGreene@syr.gov.net>; Gethers, Amlr <AGethers@syr.gov.net>; Paniagua, Rita <RPaniagua@syr.gov.net>; Schultz, Jennifer <JSchultz@syr.gov.net>; Hogan, Pat <PHogan@syr.gov.net>; Majok, Chol <CMajok@syr.gov.net>  
**Subject:** [EXTERNAL] Fwd: [SEUNABoard] Fwd: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)

Dear Mayor Walsh and members of the Common Council,

Professor Herrick has articulated the issues far better than I could but I wanted to add my voice to the discussion. For the past few years, I have emailed, sent letters, and even met (mostly via Zoom) with representatives of city government. I am a 34 year resident of the university neighborhood; the neighborhood has been changing from owner-occupied to investor-owned. Quite frankly, the responses I've received has convinced me that the city of Syracuse administration is not interested in keeping owner occupants in the neighborhood!

The take-away message is that if the city gets tax money, the source doesn't matter. Leaving protections for this type of neighborhood out of ReZone Syracuse speaks volumes.

Please fix the omissions. I am unable to attend tomorrow's meeting but if I could I would be there. Should any of you wish to contact me, please feel free to do so.

Carol Borg  
943 Comstock Avenue

Sent from my iPad

Begin forwarded message:

**From:** Michael Stanton <mstantn@gmail.com>  
**Date:** August 21, 2022 at 10:38:56 AM EDT  
**To:** SEUNABoard <seunaboard@googlegroups.com>  
**Subject:** [SEUNABoard] Fwd: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)  
**Reply-To:** seunaboard@googlegroups.com

From Samantha Herrick on Terrace Rd.

----- Forwarded message -----

**From:** Samantha K Herrick <sherrick@syr.edu>  
**Date:** Sat, Aug 20, 2022 at 7:19 PM  
**Subject:** Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)  
**To:** Mayor@SyrGov.net <Mayor@syr.gov.net>, LAllen@SyrGov.net <LAllen@syr.gov.net>, HHudson@syr.gov.net <HHudson@syr.gov.net>, RCaldwell@syr.gov.net <RCaldwell@syr.gov.net>, MGreene@SyrGov.net <MGreene@syr.gov.net>, AGethers@syr.gov.net <AGethers@syr.gov.net>, RPaniagua@syr.gov.net <RPaniagua@syr.gov.net>, JSchultz@syr.gov.net <JSchultz@syr.gov.net>, PHogan@syr.gov.net <PHogan@syr.gov.net>, CMajok@syr.gov.net <CMajok@syr.gov.net>

Dear Mayor Walsh and members of the Common Council,

As a homeowner and resident of the University neighborhood, I write in concern that the current draft omits measures designed to protect our neighborhood (and also the neighborhood around Le Moyne) from egregious misuse by landlords. Landlords have, historically, converted owner-occupied homes in these neighborhoods into student rentals, with significant deleterious effects.

As you undoubtedly know, ReZone removes two important features that have protected our neighborhood – although imperfectly – from investors buying owner-occupied homes and converting them to multibedroom student rentals:

1. The University Neighborhood Special District
2. The Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College.

I therefore ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College

According to the Southeast University Neighborhood Association (SEUNA), in April the Syracuse-Onondaga County Planning Agency (SOCPA) suggested a plan to control the conversion of owner-occupied homes into student rentals. Their proposal included plans to:

- Maintain the existing University Neighborhood Special District
- Establish a new special district around Le Moyne College (where student rentals are a growing problem)
- Within these two districts, and only here, have the city require “Student Residence” licenses for properties renting to college students. The number of students allowed per Student Residence would be no more than three or four.

These measures would improve life for everyone in these neighborhoods--both that of the homeowners and the students themselves. Accordingly, SEUNA endorsed these measures and were told that they would be incorporated into the final draft. Instead, they have been omitted. Please incorporate these proposals to protect our neighborhoods before ReZone is approved.

Thank you,  
Samantha Herrick  
115 Terrace Rd.

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Samantha Kahn Herrick | Associate Professor

Department of History  
145 Eggers Hall  
Syracuse, New York 13244

t 315.443.4387 f 315.443.5876 e [sherrick@maxwell.syr.edu](mailto:sherrick@maxwell.syr.edu)

SYRACUSE UNIVERSITY  
[syr.edu](http://syr.edu)

**From:** Danya Eades <eades4@gmail.com>  
**Sent:** Thursday, August 25, 2022 11:03 AM  
**To:** Mayor <mayor@syrgov.net>; Allen, Latoya <LAllen@syrgov.net>; Hudson, Helen <HHudson@syrgov.net>; Caldwell, Rasheada <RCaldwell@syrgov.net>; Greene, Michael <MGreene@syrgov.net>; Gethers, Amir <AGethers@syrgov.net>; Paniagua, Rita <RPaniagua@syrgov.net>; Schultz, Jennifer <JSchultz@syrgov.net>; Hogan, Pat <PHogan@syrgov.net>; Majok, Chol <CMajok@syrgov.net>  
**Cc:** [Jimmymonto5th@gmail.com](mailto:Jimmymonto5th@gmail.com); Monto, Jimmy <JMonto@syrgov.net>  
**Subject:** [EXTERNAL] ReZone Syracuse and Special Districting

Dear Council Members,

I live in and own my house in the SU - east neighborhood, an area zoned R1. ( 668 Fellows Ave, Syracuse, NY 13210) I was born here and grew up in the city, I am an SCSD alum. I have a Vested interest in the city and more specifically my neighborhood.

I left for the south for many many years, but when I started my family I moved back home, specifically looking in the east side neighborhood, because it was family friendly, quiet, In walking distance to Barry park & the library. My real estate agent told me in an R1 Zone, you will most likely have years of peace and serenity with your family. I bought this house 23 years ago, and raised both my children here. I loved this neighborhood because it was primarily single family houses, owner occupied, filled with young couples and young families with children. Sadly this has changed. There has been a grand exodus where people are selling and moving to the suburbs and out of state, Worse still these houses changed hands frequently and lately are being bought by landlords who rent them out to students, creating a revolving door of people in and out of this neighborhood. This is not the neighborhood I planned to live in nor want to live in. It doesn't feel like an R1 neighborhood to me. And I worry about the value of the properties with the city turning a blind eye to these problems with student housing/properties & landlords who go unchecked.

I attended the CC public hearing on Tuesday August 23rd, and spoke to you, as many did, about the importance of protecting our neighborhood from the unmanaged spread of these student homes. We currently have a special district that supposedly has criteria for the landlords to follow, offering some protection to R1 Zoning. This type of property/landlord is supposed to be kept it in check, by code and zoning, protecting the R1 neighborhood and its integrity.

Admittedly the current Special District rules have not been enforced well and could use some tighter reigns. That's what I thought was going into the ReZone Syracuse Plans. That is why I spoke at the CC meeting.

The Onondaga County Planning Department proposed these protections;

- maintaining the existing University neighborhood Special District
- Adding a special district around LeMoyne within the district, the city would then require a " student residence licence" for properties renting to college students-
- Limiting these by rentals 3 or 4 students per house.
- enforcing Certificates of Satisfaction for each said property

Now, despite your invitation for the public to come and be heard on the issues, and inviting people to mail in comments, and concerns, the rumor has it you are completely ignoring the suggestions and moving on. ReZone has NO Special Districting, NO protection against the growing student housing issue, nothing at all.

Holy Cow, what a farce- hold a public hearing, and then ignore the public concerns. Why are you on this board? Don't you work for the people who voted you in? Legally, the politics of ReZone are only to begin after September 2! That's when consideration is legally allowed to begin.

Another Rumor is that you are ignoring the people because the same landlords who are ruining our neighborhoods are paying or paid for some of your campaigns. Come on now, do I smell corruption?

These landlords do not live here, they do not have a vested interest in preserving the neighborhood, outside of making a fast dollar. your job, Stand up for us!

I implore you to NOT MOVE FORWARD with the REZONE SYRACUSE project unless ReZone Syracuse has these protections for our neighborhoods!

Kindly,  
Danya

--

Danya Eades  
Tel: 3153824974  
Email: [eades4@gmail.com](mailto:eades4@gmail.com)

**From:** Julie Gozan <[gozanj@hotmail.com](mailto:gozanj@hotmail.com)>  
**Sent:** Sunday, August 21, 2022 8:18 PM  
**To:** Mayor; Allen, Latoya; Hudson, Helen; Caldwell, Rasheada; Greene, Michael; Gethers, Amir; Paniagua, Rita; Schultz, Jennifer; Hogan, Pat; Majok, Chol  
**Subject:** [EXTERNAL] Please protect university neighborhood in ReZone

Dear members of the Syracuse Common Council:

The proposed ReZone Syracuse revision to city zoning offers a variety of important updates. Unfortunately, the overall impact of ReZone as it currently stands will hurt my neighborhood, east of Syracuse University, by removing the University Neighborhood Special District as well as ending the Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District.

I implore members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College. I request that the city ensure that these neighborhoods are not left behind when ReZone Syracuse is adopted.

Thank you very much for your attention to this matter.

Sincerely,

Julie Gozan  
828 Maryland Avenue  
Syracuse, NY 13210  
315-477-7507

**From:** Kathryn Ilacqua <chloesclosetny@yahoo.com>  
**Sent:** Thursday, August 25, 2022 1:46 PM  
**To:** ReZoneSyracuse <ReZoneSyracuse@syr.gov.net>  
**Cc:** Schultz, Jen <jen1district@gmail.com>; Allen, Latoya <LAllen@syr.gov.net>; Hudson, Helen <HHudson@syr.gov.net>; Caldwell, Rasheada <RCaldwell@syr.gov.net>; Greene, Michael <MGreene@syr.gov.net>; Gethers, Amir <AGethers@syr.gov.net>; Paniagua, Rita <RPaniagua@syr.gov.net>; Hogan, Pat <PHogan@syr.gov.net>; Majok, Chol <CMajok@syr.gov.net>; Monto, Jimmy <JMonto@syr.gov.net>  
**Subject:** [EXTERNAL] DGEIS - Rezone, Preservation

LAllen@SyrGov.net, Helen Hudson <hhudson@syr.gov.net>, Rasheada Caldwell <rcaldwell@syr.gov.net>, Michael Greene <MGreene@syr.gov.net>, Gethers, Amir <AGethers@syr.gov.net>, Rita M. Paniagua <rpaniagua@syr.gov.net>, Schultz, Jennifer <JSchultz@syr.gov.net>, Hogan, Pat <phogan@syr.gov.net>, Chol Majok <cmajok@syr.gov.net>

Mr. Kerney, Mr. Kerwin & Members of the Common Council:

I am writing to express concern that the consequences of the ReZone changes to Preservation have not been adequately studied. Essentially, the new ordinance results in significant delays due to extra steps and longer timelines for the board to reply. Delaying restoration results in continued deterioration. That means more trash & more new materials required. The lack of a meaningful appeal process could result in a home being abandoned.

For example:

A homeowner has a slate roof that is leaking in a few places and is beyond the point of patch repairs. They cannot afford the tremendous expense of replacing the slate roof and there is a lack of skilled craftsman available to do the job.

They apply for an asphalt shingle roof.

There is no required frequency of SLPB meetings in ReZone so let's say it takes 30 days to get to a meeting.

The homeowner presents their case and then waits the 62 days allowed in ReZone for a reply.

It's denied. The SLPB thinks the asphalt shingles are a detriment to the character of the house.

**The roof has continued to leak for 92 days.**

In order to appeal, they can pay a lawyer and go to Onondaga County Supreme Court with an article 78 or they can prove financial hardship.

They cannot afford a six-figure roof so they go the hardship route.\*

In order to do that, they have to pay the city to analyze their financials (pg 203, B, 2 of ReZone).

A public hearing required with no timeline provided. Let's say it takes 30 days to get the financial paperwork together and 30 days for comprehensive review. Let's also be optimistic and say that the hearing happens 30 days after that. (90 more days)

**The roof has now been leaking for 182 days and winter is upon us.**

Now, the plaster ceiling is falling down and it reveals rot in the joists.

They have a mortgage (or even a reverse mortgage) and not much equity

The homeowner is so overwhelmed by the expanded scope of the repairs and the ever-increasing expense that they give up and leave.

**The rot continues**

It's winter. The empty house has no heat. The pipes burst

**The rot continues**

The house enters foreclosure.

**The rot continues**

\* Please note that the expense of the repair is not sufficient grounds for hardship, pg 202, a, 2

This is a realistic example that could force seniors out of their homes. The amount of trash and mold that the scenario creates is of significant environmental concern. The loss of the property itself becomes a realistic possibility as banks operate on their own timelines and as we have learned from 12 Brattle Rd, that could be years. 12 Brattle Road was severely vandalized while it was in foreclosure.

Please amend the DGEIS report on the Preservation section of ReZone to show significant environmental impact resulting from their procedural changes.

Sincerely,  
Kate Fernandez

**From:** Kathryn Fernandez <chloesclosetny@yahoo.com>  
**Sent:** Thursday, August 18, 2022 10:57 AM  
**To:** ReZoneSyracuse <ReZoneSyracuse@syrgov.net>  
**Subject:** [EXTERNAL] Fwd: Public Comment ReZone - Landmark Preservation

Please see forwarded message below. I just received an email from SFNA with this email address listed for ReZone public comments.

Kate Fernandez

Sent from my iPhone

Begin forwarded message:

**From:** Kathryn Fernandez <chloesclosetny@yahoo.com>  
**Date:** August 17, 2022 at 1:37:39 PM EDT  
**To:** QKerney@syrgov.net  
**Cc:** Jen Schultz <jen1district@gmail.com>, Mayor Ben Walsh <bwalsh@syrgov.net>, Heather Lamendola <hlamendola@syrgov.net>  
**Subject:** Public Comment ReZone - Landmark Preservation

Hi Owen.

Thank you for receiving our SLPB appeal paperwork on Monday. I have been giving some thought to correcting two major shortcomings of the existing operations of the SLPB: no clear published guidelines & complaint driven enforcement.

I. A comprehensive and clear cut set of standards should be developed and published with examples of different architecture and of appropriate and inappropriate changes. This would include things like color palettes, roofing materials, siding materials, window materials and mullions, door styles, fence styles, etc. What is appropriate for a Tudor would not necessarily be appropriate for a center hall colonial. These differences should be clearly outlined.

II. A homeowner certification class should be offered on a quarterly basis. Homeowners of a preservation property should be able to attend a class reviewing the general parameters and also have

an opportunity to discuss their specific homes with the board. There could be a test requirement or just a participation certificate that certifies the homeowner as a "Steward of their Home."

III. Administrative review should be greatly expanded for "Certified Stewards." With clear standards and proper training, most proposed improvements would be appropriate and not require board review. This would increase efficiency tremendously. If a proposal by a "Certified Steward" isn't deemed appropriate by administrative review, it would then go to the board. Those who are not certified would still have to go to the board for review.

IV. Instead of relying on neighbors reporting neighbors, code enforcement should be required to photograph all Preservation properties on a quarterly basis. The board or secretary for the board would then compare the photo of the current quarter to the previous quarter. This would create a fair and unbiased opportunity to review the approved work as well as spot any unapproved work.

V. In the event of unapproved work, the consequences will vary based on whether or not the work would have been approved. If the work would have been approved, the homeowner must pay a \$250 fine and will then receive a certificate of appropriateness. If the work would not have been approved, the homeowner would have to appear before the board to discuss the changes that would make it appropriate. There would be a progressive fine system based on the time lapse between the board review meeting/completion of the appeal process and the correction of the situation. The appeal process would remain.

*The fines would offset the cost of code enforcement's participation.*

VI. Two year term limits should be created. A 2/3 majority of board members should live in a preservation property. The chair should be required to live in a preservation property. Board members should all have to be "Certified Stewards." To avoid a conflict of interest, all board members whose improvements require board review should have those changes reviewed by an outside board (Rochester or Albany LPB).

VII. The frequency of Board Meetings should be no less than twice per month from Memorial Day to Labor Day to accommodate the short construction season.

The current ordinance does not include landscaping. I noticed that it is included in the proposed ReZone documents. I think landscaping should be limited to removal of large trees and changes to hardscape. Landscaping is easily changed and therefore not a permanent alteration. Defining what constitutes a significant changes creates more problems than it solves. As long as the landscaping complies with zoning ordinances and codes, it should not be in preservation preview. That being said, creating suggested guidelines would be helpful.

Thank you for your time. If you'd like to discuss this further, my phone number is 315-516-6447.

Sincerely,  
Kate Fernandez

October 2, 2022

City of Syracuse - Office of Zoning Administration  
201 East Washington Street, Room 500  
Syracuse, NY 13202  
Electronic Submission to: [rezonesyracuse@svrgov.net](mailto:rezonesyracuse@svrgov.net)

**Re: Comments in Response the project to comprehensively revise and update the City of Syracuse Zoning Ordinance & Map, referred to as "ReZone" Draft Generic Environmental Impact Statement (DGEIS) released August 6, 2022**

To Syracuse Common Council, Lead Agency:

The New York Civil Liberties Union ("NYCLU") is a membership organization dedicated to protecting the civil rights and civil liberties of New Yorkers. We have eight offices across the state and over 85,000 members and supporters.

1 Whitehall Street, 3<sup>rd</sup> Fl.  
New York, NY 10004  
[nyclu.org](http://nyclu.org)

Donna Lieberman  
Executive Director

Wendy Stryker  
President

The NYCLU submits these comments in response to the Draft Generic Environmental Impact Statement ("DGEIS") issued on August 6, 2022, regarding the Syracuse Rezone Citywide Update plan ("ReZone"). The NYCLU raises serious concerns regarding the DGEIS's failure to adequately consider the negative impacts of Rezone.

Zoning regulations have an enormous impact on people's lives and neighborhoods. Zoning regulations can protect the general welfare, aesthetics, and the safety of living conditions within a community. But they have also served as instruments to further segregation, discriminate against low-income people, create housing inequality, and drive-up housing prices. ReZone fails to take any action to address past race-based zoning policies that created long-standing harm in the City of Syracuse. Instead, the plan: (1) accelerates displacement; (2) perpetuates the exclusion of moderate- and low-income earners; (3) fails to provide fair housing opportunities; (4) ignores almost twenty acres of zone-able land; (5) fails to de-segregate neighborhoods; and (6) will have a discriminatory effect on the predominately Black and Brown residents in Syracuse's low-income neighborhoods.

#### ReZone Will Accelerate Displacement

Displacement from one's home and neighborhood has significant consequences for individuals and communities. It diminishes one's sense of community and can lead to living in substandard housing conditions or homelessness. Individuals and families who are uprooted in this way often lack the resources or ability to relocate to neighborhoods with affordable housing. And, even if they find affordable housing, displaced individuals may



end up far away from family, support systems, and access to basic services like healthcare, transportation, education, or grocery stores. Moreover, when displacement occurs broadly within a neighborhood, it can result in the destruction of a community.

Displacement occurs at both ends of the spectrum of zoning changes: abandonment and gentrification. Abandonment occurs when neighborhoods suffer from a lack of resources with substandard housing and often environmentally unjust conditions, thus forcing people out of their neighborhoods. Gentrification occurs when a sudden burst of resources is poured into previously under-resourced neighborhoods—typically under the guise of community revitalization—resulting in families being priced out of their neighborhood.

The ReZone promotes the latter. Rezone identifies two major goals: (1) to prompt investment in under-utilized land with low land values; and (2) to streamline the permit process for developers. These priorities place residents in low-resourced communities at grave risk of displacement through a sudden burst of development and streamlined development process—in other words, gentrification.

The ReZone plan concludes that high density development is the “cure” for abandonment. *See* DGEIS at 4. However, the track record of this type of development shows that approach is unpredictable and often becomes a tool to promote displacement of low-income people, as wealthier people relocate into their neighborhood. Even if high-density development were an assured successor to abandonment, the cure is as bad as the disease: Untethered high-density development is inherently linked with the displacement of lower-income households.<sup>1</sup> Both residential and commercial rents increase sharply with rapid commercialization of a neighborhood.<sup>2</sup>

#### ReZone Will Have a Detrimental Impact on Residents Who Live Along The I-81 Viaduct

The ReZone plan designates the majority of neighborhoods concentrated in poverty and that are predominately communities of color with high vacancy rates as high-density commercial districts. The ReZone plan concludes that the new commercial district will increase tax revenue for the city, while ignoring the fact that current residents will *also* endure increased taxes and housing costs.

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<sup>1</sup>Peter Marcuse, *To Control Gentrification: Anti-displacement zoning and Planning For Stable Residential Districts*, 13 *N.Y.U. Review of Law & Social Change* 931 (1985), <https://socialchangenju.com/review/to-control-gentrification-anti-displacement-zoning-and-planning-for-stable-residential-districts/>.

<sup>2</sup> *Id.* at 933



The problem of displacement is not new to Syracuse. A devastating example of displacement in Syracuse involved the destruction and razing of the 15<sup>th</sup> Ward through “urban renewal” and the federal highway program, in the 1950s and 1960s. Land use laws paved the way for urban renewal to destroy a Black community under the guise of economic revitalization. Urban renewal resulted in the displacement of thousands of predominantly Black families in Syracuse and a loss of over 101 acres of land.<sup>3</sup> What was once a residential neighborhood in the 15<sup>th</sup> Ward now accommodates over twenty-two parking lots.<sup>4</sup> ReZone is likely to repeat those same mistakes making displacement all but inevitable under the current plan.

The community that once occupied the 15<sup>th</sup> Ward has now reconstituted in an area adjoining the I-81 viaduct, specifically census tract 42 (Block groups 1 & 2). It is a residential neighborhood for the largest predominantly Black community remaining in Syracuse. Approximately 70% of the residents of this neighborhood identify as Black and live below the poverty line.<sup>5</sup> The neighborhood is within walking distance of vital resources such as a Centro public transportation bus hub, hospitals, mental health services, and educational institutions.

This neighborhood—runs along the north and south from Adams Street to Castle Street and abuts the east and west sides of the viaduct. It is currently zoned as a multi-family residential use neighborhood with light industry. See DGEIS Figure 5—City of Syracuse Proposed Zoning Map. It has a concentration of subsidized housing and multi-family units, serving some of Syracuse’s poorest residents. However, ReZone redesignates this neighborhood to a new high density commercial use area. *Id.* The plan states that the new designation will prompt a “revitalization of a soft market” and promote “economic development, in a high vacancy, abandoned area.” See DGEIS at 45.

As a result of the new zoning designation, there are real risks that residents along the I-81 viaduct will be displaced. For example, this predominately Black neighborhoods abutting I-81, is home to over 40% of Syracuse’s affordable housing units. As Syracuse rolls out its new economic development strategy to spur development of a commercial district, the land values will increase. Existing rental units will command higher and higher rents. As a result, current residents will lose much of their affordable housing

<sup>3</sup> Lanessa Chaplin, *Building a Better Future, Structural Racism Built into I-81*, 2020 [https://www.nyclu.org/sites/default/files/field\\_documents/202012\\_nyclu\\_i-81report.pdf](https://www.nyclu.org/sites/default/files/field_documents/202012_nyclu_i-81report.pdf)

<sup>4</sup> An Atlas of Redlining, “Urban Renewal,” and Environmental Racism, *Segregation by Design, Syracuse 15<sup>th</sup> Ward* (2022) <https://www.segregationbydesign.com/syracuse/15thward>

<sup>5</sup> US Census Bureau, American Community Survey (ACS), Quick Facts, Syracuse New York, (2022), <https://www.census.gov/quickfacts/syracusecitynewyork>

stock. Accordingly, these new proposed zoning designations to "up-grade" a neighborhood will not help existing lower-income residents without specific provisions designed to achieve that end.

### ReZone Stifles Affordable Housing Opportunities

Syracuse has some of the most segregated communities in the nation, with Black and Brown residents living in some of the most concentrated areas of poverty.<sup>6</sup> ReZone stifles affordable housing by perpetuating exclusionary zoning.



Exclusionary zoning laws place unnecessary restrictions on the types of homes that can be built in a neighborhood. Common examples include minimum lot sizes, minimum square footage, prohibitions on multi-family uses, and height requirements. These restrictions create low-density, high-cost housing—limiting the housing inventory and effectively barring middle- to low-income residents from moving into wealthier neighborhoods. Non-Hispanic white people make up 49.4% of Syracuse's total population and residing in predominately white neighborhoods, which are overwhelmingly zoned for residential single-family use.

Exclusionary zoning creates unequal access to basic needs by hoarding resources such as parks, open green space, well-funded schools, and access to public services in wealthier and whiter neighborhoods.

Rezone perpetuates these past exclusionary zoning practices. First, in the entire plan, ReZone does not redesignate a single exclusionary neighborhood to allow multi-family dwellings. Second, and shockingly, ReZone maintains single family use designations in many of the whiter, wealthier neighborhoods, despite many of the homes already functioning as multi-family units, by way of special and/or spot permitting.

Rezone's single-family use designation reinforces a long history of the "pay to play" system of special and/or spot permitting. The special/and or spot permitting process is lengthy and expensive, making itself available only to wealthier homeowners who have the wherewithal to "game" the system. The permitting process includes an array of subjective criteria that often prioritize political agendas and are divorced from real safety or neighborhood concerns.<sup>7</sup> In practice, wealthier families in Syracuse can move into single-family use only (exclusionary) neighborhoods and pay their way through the permitting system to build or convert their home into a multi-family unit,

<sup>6</sup> *Id.*

<sup>7</sup> Anastasia Boden, et al. *The Land Use Labyrinth: Problems of Land Use Regulation and the Permitting Process*, Regulatory Transparency Project of the Federalist Society (2020), <https://regproject.org/paper/the-land-use-labyrinth-problems-of-land-use-regulation-and-the-permitting-process/>.



while true affordable housing that would integrate neighborhoods continues to be barred.

ReZone must rectify this broken system. The decision to maintain the single-family use residential zoning designations, even in areas where the majority or near majority of properties are being used for multi-family or commercial use, is indefensible. Rather, these “single-family use” neighborhoods primarily function to bar broad and equitable development of multi-family units and affordable housing to the disadvantage of moderate to low-income families –disproportionately Black and Brown Syracuse residents.

Recognizing the far-reaching harms of discriminatory housing policies in the United States, the Fair Housing Act (“FHA”) prohibits discriminatory housing laws that have the effect of perpetuating segregation and other racial disparities. *See generally* 42 U.S.C. §§ 3602, 3604(a), 3605(a); *see also, e.g., Many Mgmt. v. County of Nassau*, 819 F.3d 581, 600 (2d Cir. 2016).

Furthermore, the common council as the lead agency have an affirmative duty to overcome patterns of segregation and to foster inclusive communities. *See* 42 U.S.C. § 3608(d). In 2021, the White House declared that the affirmatively furthering fair housing provision in the Fair Housing Act, “is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other types of discrimination that afford access to long-denied opportunities.”<sup>8</sup> ReZone ignores this mandate and makes the baffling decision to maintain the status quo.

The continued manipulation of single-family use zoning to maintain wealthy white neighborhoods systematically denies access to renters of any income, reduces affordable housing, and denies people of color access to high opportunity areas.

The DGEIS does not address how ReZone’s perpetuation of exclusionary zoning will further segregate neighborhoods and fail to further affordable housing options or fails to integrate neighborhoods.

#### ReZone Ignores Twenty Acres of Land

ReZone refuses to assign a zoning designation to the approximately 20 acres of land that will become available after the demolition of the I-81 viaduct. It does so by making the claim that the land is not yet in the City of Syracuse’s

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<sup>8</sup> Redressing Our Nation’s and the Federal Government’s History of Discriminatory Housing Practices and Policies, Vol. 86, No. 18 at 7488 (2021)  
<https://www.federalregister.gov/documents/2021/01/29/2021-02074/redressing-our-nations-and-the-federal-governments-history-of-discriminatory-housing-practices-and>

control. At the same time, however, the Rezone plan relies on the control and use of this land to justify the redesignation of the predominately Black residential neighborhood that abuts the I-81 viaduct to a high-density commercial district. See DGEIS at 27-34.

The City of Syracuse is claiming the rightful ownership and control of the approximately 20 acres of land. It has submitted public comments during every stage of the New York States Department of Transportation ("NYSDOT") I-81 planning process asserting its right and its intention to own land. See *NYSDOT FEIS Appendix A: Responses to Comments*. In the City's submission of more than 25 comments to the NYSDOT, it spoke directly to the design, size, aesthetics, and use of the land.



In addition, the Syracuse Common Council has allocated more than half a million of public tax dollars hiring consultants to draft a comprehensive plan (charrette) on the best use of that land.<sup>9</sup> The lead agency has the authority, and responsibility to zone land for future use. Its failure to do so here undermines the zoning plan as a whole and frustrates community efforts to ensure equitable distribution of land uses.<sup>10</sup>

#### ReZone Fails to Comply with The Land Use Plan of 2040

ReZone must be brought into compliance with the objectives and mission of the Land Use Plan 2040 (Gen. City Law §20(25)). In adopting its smart growth principles, the Syracuse Comprehensive Land Use Plan of 2040 ("Land Use Plan 2040") is clear that any comprehensive zoning plan must ameliorate harms created by past racist land use practices, such as redlining, exclusionary zoning, and discriminatory access to lending.<sup>11</sup> The Land Use Plan 2040, identifies the lasting legacy of residential segregation by race and concentration of poverty in a few neighborhoods, primarily on the Central and South Side of Syracuse. See Land Use Plan 2040 Plan at 84.

The Land Use Plan 2040 requires that any plan must remedy the inequalities created by spot and special permit zoning. See Land Use Plan 2040 at 38. It further demands that any comprehensive land use redesignation affirmatively consider the impacts of exclusionary zoning and provide a

<sup>9</sup> Chris Libonati, *Syracuse to do its own I-81 study; how this one differs from others*, (2022), <https://www.syracuse.com/news/2022/03/syracuse-to-do-its-own-i-81-study-how-this-one-differs-from-others.html>.

<sup>10</sup> For example, the NYSDOT is committed to establishing a Land Use Working Group during final design *prior to the start of the construction*. (Appendix M-5 Responses, R 9-257A). The NYSDOT has collaborated with community residents in developing an equitable framework for use of potential surplus property. However, without a land use designation, meaningful planning cannot happen.

<sup>11</sup> Syracuse Land Use & Development Plan 2040 at 59  
<http://www.syr.gov/net/PDFs/ReZoneSyracuse/FINAL%20LUP%209-30-12.pdf>

reasonable opportunity for a variety of housing, including low- and moderate-income housing, to meet the needs of all prospective residents. See Land Use at 85.

Despite the Land Use Plan 2040's clear intention to address the harms of past racist zoning practices, remedy concentrations of poverty, and provide affordable housing, ReZone perpetuates these harms. It does so by maintaining exclusionary zoning in the wealthiest areas of the city, zoning Syracuse's poorest neighborhoods to commercial districts with no safeguards, and failing to create any integration strategies.

### Recommendations



#### 1. Conduct an Environmental Impact Statement

The Syracuse common council as lead agency must require an EIS. Given ReZone's potential to cause great harm and exacerbate existing inequities, a DGEIS is simply not sufficient.

Where significant adverse impacts of the subsequent action are identified, and they were not adequately addressed in the DGEIS, then a site- or project-specific supplemental EIS must be prepared.<sup>13</sup> This is because an EIS imposes requirements for more substantive analysis than a DGEIS. An EIS requires the lead agency (common council) to act consistent with social, economic, and other essential considerations, to the maximum extent practicable, and minimize or avoid adverse effects. See generally, *Matter of Jackson v New York State Urban Dev. Corp.*, 67 N.Y.2d 400, 417 (N.Y. 1986).

In assessing an agency's compliance with an EIS, the substantive mandates of the State Environmental Quality Review Act ("SEQRA"), require an agency to identify the relevant areas of environmental, social, cultural, and economic concern, "take a 'hard look' at them, and make a 'reasoned elaboration' of the basis for its determination". See N.Y.C.R.R. §§ 617.7(c)(1)(iv), 617.7(c)(1)(v), 617.14(g)(1) (iii).

An EIS requires that the lead agency take a hard look at how ReZone accelerates displacement. For example, when assessing an EIS under the analogous City review process, the Court of Appeals ruled in *Chinese Staff Workers Assn. v City of New York*, 68 N.Y.2d 359 (1986), the applicable board failed to comply with the law's requirements of SEQRA by not considering the potential for displacement of low-income residents and businesses as part of the EIS process. *Id.* 363-364. Further, an EIS requires the lead agency to consider secondary negative impacts, such as gentrification. See generally *Akpan v. Koch*, 75 N.Y.2d 561 (N.Y. 1990).



Considering the impacts of the past racist practices in Syracuse, which have directly resulted in harm to swaths of Black and Brown Syracuse residents, those harms must be sought out and mitigated.<sup>13</sup> Syracuse's past zoning laws directly contributed to segregation, low resourced neighborhoods, food deserts, and a lack of safe and affordable housing and green space. Therefore, an EIS must be completed.

## 2. Implement Safeguards to Prevent Displacement

**A. Conduct a Racial Equity Impact Analysis.** The first step to establishing protections for communities of color is to analyze the community's segregation patterns, potential for displacement, and how to integrate communities while furthering restorative practices to ameliorate past harms. To meet those standards, ReZone must conduct a racial equity impact analysis to be included in the EIS. The scope of such analysis must include how the costs and benefits of ReZone are distributed across racial/ethnic groups, the risks of displacement disaggregated by race/ethnic group, how the proposed development would address current residential segregation patterns, and equitable distribution of land uses.

A racial equity analysis must look at the likely racial composition of the new zoning plans, whether or not displacement is likely to occur, and if so, whether it will occur in a racially disparate manner. The analysis must also take into consideration how the anticipated demographic composition of the new zoning allocations would influence existing residential segregation patterns.

For example, New York City has adopted a law requiring the analysis of anticipated impacts on racial equity be documented for all large-scale housing projects that require city approval.<sup>14</sup> Seattle's comprehensive planning efforts include a "Growth and Equity Analysis" as part of their decision-making process for rezoning.<sup>15</sup> As Syracuse ranks among one of the highest in the nation for Black and Hispanic concentrations of poverty and

<sup>13</sup> New York State Dep't of Env't Conservation, *The SEQR Handbook*, 146 (2020).

[https://www.dec.ny.gov/docs/permits\\_ei\\_operations\\_pdf/seqrhandbook.pdf](https://www.dec.ny.gov/docs/permits_ei_operations_pdf/seqrhandbook.pdf)

<sup>14</sup> Int. No. 1572-B, *The New York City Council Committee on Land Use* (2021),

<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3963886&GUID=D2C9A25B-0036-416E-87CD-C3AED208AE1B&Options=ID%7cText%7c&Search=1572>

<sup>15</sup> Seattle Office of Planning & Community Development, *Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy*, 3-6 (2016)

<https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/2035EquityAnalysisSummary.pdf>

school and housing segregation,<sup>16</sup> it is clear that a racial equity impact study must occur to redress racial disparities.

**B. Require Inclusionary Zoning.** Inclusionary zoning is a response to historical and modern forms of exclusionary zoning. As an example, inclusionary zoning could require developers to sell or rent up to 30 percent of new residential units to lower-income residents. ReZone must include a city-wide requirement for inclusionary zoning on any new development of multi-unit dwelling of four units or more. This is of particular importance for areas re-designated as commercial districts. This type of intentional housing policies incorporated into zoning laws ensure uniformity, equity, and protect the most vulnerable populations.<sup>17</sup>



Syracuse's most vulnerable residents largely reside in unsafe, environmentally hazardous housing conditions. Approximately 75% of Syracuse housing stock was built before 1960 and 47% built before 1940 resulting in a saturation of lead paint in homes. See DGEIS at 51-52.

Syracuse's low-income and Black communities have some of the highest rates of lead poisoning in the nation, almost twice the national average.<sup>18</sup> Inclusionary zoning would ensure Syracuse's most vulnerable residents have access to environmentally safe housing options.

As another example, inclusionary zoning regulations could provide tax abatements and rent regulations to residents threatened with displacement in the same way that tax breaks and incentives are often given to developers.

Homeowners often bear the brunt of rapidly rising property taxes when neighborhoods are "revitalized." The increase trickles down to renters who often see a rent increase as property owners try to cover the costs of an increasing tax bill, even on dilapidated properties. To prevent property tax hikes, tax abatements must be included into the ReZone plan. This can be accomplished by building in programs such as circuit breakers.<sup>19</sup> Circuit

<sup>16</sup> Tim Knauss, *Syracuse metro area ranks 9th in nation in housing segregation between blacks, whites*, Syracuse.com (2010)

[https://www.syracuse.com/news/2010/12/syracuse\\_metro\\_area\\_ranks\\_9th.html](https://www.syracuse.com/news/2010/12/syracuse_metro_area_ranks_9th.html).

<sup>17</sup> Ruoniu Wang, *Inclusionary Housing in the United States: Prevalence, Practices, and Production in Local Jurisdictions as of 2019*, Grounded Solutions Network 2021 (2020) 5. This study identifies a total of 1,019 inclusionary housing programs in 734 jurisdictions in over 31 states at the end of 2019, [https://groundedsolutions.org/sites/default/files/2021-01/Inclusionary\\_Housing\\_US\\_v1\\_Q.pdf](https://groundedsolutions.org/sites/default/files/2021-01/Inclusionary_Housing_US_v1_Q.pdf)

<sup>18</sup> Sydney Gold, *Some Syracuse families suffer generations of lead poisoning: First report in series on Lead crisis* WAER (2021), <https://www.waer.org/local-news/2021-03-23/some-syracuse-families-suffer-generations-of-lead-poisoning-first-report-in-series-on-lead-crisis>

<sup>19</sup> Adian Davis, *Property Tax Circuit Breakers in 2018*, ITEP, <https://itep.org/property-tax-circuit-breakers-in-2018>

breakers provide property tax relief to families whose property taxes surpass a certain percentage of their income. If a family living in a gentrifying area sees their property tax bill (or rent) surge to an unaffordable level, a circuit breaker credit kicks in to offer relief. This targeted approach assists low- and middle-income families without significantly reducing overall tax revenue and is an important aspect of inclusionary zoning that must be included in the plan. Further, in newly commercialized districts, the ReZone must consider how rent regulations can be implemented to protect renters.

### 3. End Exclusionary Zoning



Maintaining exclusionary zoning will have a discriminatory effect on the predominately Black and Brown residents in Syracuse's low-income communities. It prevents the City of Syracuse from furthering affordable housing, integrating communities and is contrary to Land Use Plan 2040. The common council, as lead agency must correct these deficiencies

To address Syracuse's lack of affordable housing and segregative neighborhoods Rezone must end exclusionary zoning. Ending exclusionary zoning eliminates needless barriers to affordable housing through expanding multi-family housing choices for people with low or moderate incomes. It supports communities' health and incentivizes new land uses. In addition, ending exclusionary zoning is the first step to meet compliance with the FHA's requirement to address segregation and further promote integrated neighborhoods. Exclusionary zoning is a practice that was originated during the separate but equal era- with the intention to prevent Black people who would rise to middle class, shortly after the Jim Crow from gaining access into developed middle class white neighborhoods.<sup>20</sup> The common council, as lead agency, has the affirmative duty to overcome patterns of segregation and to foster inclusive communities. Ending exclusionary zoning is the first step to correcting this blatant attack on Black families, simply seeking equitable living standards who were effectively barred by exclusionary zoning. At a minimum, zoning designations in neighborhoods that are near majority or majority out of compliance with single-family uses should be adjusted to accurately reflect the character of the neighborhood.

### Conclusion

Any acceptable zoning plan in Syracuse must include an EIS to consider and mitigate any protentional harms, meet the goals set in the Land Use Plan of 2040 to correct historical racist zoning trends, further affordable housing, and protect current residents. It can do so by: (1) Conducting an environmental

<sup>20</sup> Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America* (2017)

impact statement, (2) providing safeguards against displacement; (2) ending exclusionary zoning, (3) requiring affordable housing units in all new development; (4) and equitably zoning the 20 acres of land.

Best,

*Lanessa Chaplin*

Lanessa Owens-Chaplin, Esq.  
Director, Environmental Justice Project  
New York Civil Liberties Union  
[lchaplin@nyclu.org](mailto:lchaplin@nyclu.org)

**NYCLU**  
ACLU of New York

**From:** Phil Prehn <phil@sunaction.org>  
**Sent:** Thursday, September 1, 2022 4:42 PM  
**To:** ReZoneSyracuse <ReZoneSyracuse@syr.gov.net>  
**Subject:** [EXTERNAL] Electronic/email comments on the ReZone Syracuse DGEIS document

**Suggestions for additions to the ReZone Syracuse Plan to Deal with Problem Businesses  
and Promote Healthy Neighborhoods in the city of Syracuse  
September 1, 2022**

1. In the section on Illegal Non-Conformities, add language stating “When a business is required to obtain a Business Certificate of Use (COU) and has either not obtained the COU or is in violation of its terms, all business operations will cease.”
  
2. Modify the rules for Scheduling and Notice of Public Hearings, to require mailings to be sent to all property owners within 800 feet of the establishment—400 feet is much too small an area, since businesses can have a great impact on the neighborhood.
  
3. Formally include a community review process for any project that requires a public hearing.
  
4. Prior to any pre-application review conference, an applicant should be required to submit the contact information of the owner (name, address, phone number and e-mail address) to prevent hiding the project behind a shell corporation.
  
5. Yard signs in residential zoning districts should be reduced in size and number in order to not excessively clutter yards.
  
6. Lots permitted to store automobiles, either for repair or sale, should be banned from all residentially zoned properties and those commercially zoned lots that directly abut residential areas.

Respectfully submitted

Rich Puchalski—Executive Director  
Syracuse United Neighbors  
1540 S. Salina Street, Syracuse, NY 13205  
315-476-7475  
[rich@sunaction.org](mailto:rich@sunaction.org)

**ROBERT HALEY ARCHITECT AIA LEED AP**  
SUSTAINABLE PLANNING, ARCHITECTURE & URBAN DESIGN

August 22, 2022

Helen Hudson, President  
Syracuse Common Council  
Syracuse City Hall  
233 E Washington St  
Syracuse, NY 13202

Re: ReZone Syracuse DGEIS

Dear President Hudson & Common Councilors

Thank you for this opportunity to offer a constructive critique of the ReZone approval process.

I have been a community contributor to the ReZone planning process since its start. Over the past two plus years however, the Covid protocols have interrupted important normal social & functional communications, some important conditions have evolved to suggest the impact of this ReZone Ordinance may have a negative impact on the social and economic environment for the city's future.

The ReZone Ordinance has not been updated to include the impact of the final DOT I-8 Project decision for the Community Grid Option.

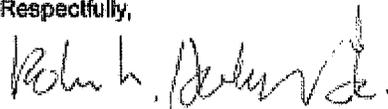
The ReZone Ordinance has not been updated to included the advances in social & economic planning justice issued advanced over the impactful Covid era.

The ReZone Ordinance density development plan may be perpetuating some of the same historic barriers to economic development for all city residents. The ordinance needs a review for density transition methods, including displacement protection and equitable land value development.

Again, due to related Covid delays, the ReZone Ordinance does not have the benefit of including the results of the current City community Urban Design "Vision Plan" funding and produces staring tomorrow at Martin Luther King School, and continuing for 6-8 months.

For these reasons it is best for the Common Council to postpone the approval of the DGEIS for a period of 6-8 months.

Respectfully,



Robert Haley AIA, LEED AP

**From:** Ronald VanNorstrand <ron@vannorstrandlaw.com>  
**Sent:** Thursday, September 1, 2022 11:06 AM  
**To:** ReZoneSyracuse <ReZoneSyracuse@syrgov.net>  
**Cc:** Monto, Jimmy <JMonto@syrgov.net>  
**Subject:** [EXTERNAL] Comment re Draft Generic Environmental Impact Statement for the Syracuse Land Use & Development Plan 2040 (LUP)

I have lived in Syracuse for 39 years and for 37 of those years I practiced law in the city. During that time, I, unfortunately, witnessed all too often how governmental policy and practice, even when “well meaning” can have a disastrous impact upon and fail to address the real needs of a large segment of our community. A major consequence of this history is the troubling and morally challenging fact that Syracuse has the highest rate of extreme poverty concentration of Blacks and Hispanics out of the nation's 100 largest metropolitan areas. I believe this shameful distinction should be a top priority for the city to promptly redress from every angle including zoning.

I have endeavored to study the Draft Generic Environmental Impact Statement for the Syracuse Land Use & Development Plan 2040 (LUP). However, given the length and complexity of the plan, I do not believe that I am the only one who needs more time to thoroughly comment on the statement and the plan. Therefore, I respectfully request an extension in the public comment period and neighborhood meetings. Upon my initial review the plan does not appear to include a racial equity impact assessment which I believe is critically important. In addition, the plan continues the practice of exclusionary zoning which should be ended. It fails to adequately require affordable housing with all new multi-unit buildings and there needs to be a zoning designation of MX2 for the new developable land that will result from the demolition of 81.

Thank you for your attention to this matter and please acknowledge receipt of this email.

Ron VanNorstrand

(315) 247-7040

[ron@vannorstrandlaw.com](mailto:ron@vannorstrandlaw.com)

**From:** Samantha K Herrick <sherrick@syr.edu>  
**Sent:** Saturday, August 20, 2022 7:20 PM  
**To:** Mayor; Allen, Latoya; Hudson, Helen; Caldwell, Rasheada; Greene, Michael; Gethers, Amir; Paniagua, Rita; Schultz, Jennifer; Hogan, Pat; Majok, Chol  
**Subject:** [EXTERNAL] Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)

Dear Mayor Walsh and members of the Common Council,

As a homeowner and resident of the University neighborhood, I write in concern that the current draft omits measures designed to protect our neighborhood (and also the neighborhood around Le Moyne) from egregious misuse by landlords. Landlords have, historically, converted owner-occupied homes in these neighborhoods into student rentals, with significant deleterious effects.

As you undoubtedly know, ReZone removes two important features that have protected our neighborhood – although imperfectly – from investors buying owner-occupied homes and converting them to multibedroom student rentals:

1. The University Neighborhood Special District
2. The Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College.

**I therefore ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College**

According to the Southeast University Neighborhood Association (SEUNA), in April the Syracuse-Onondaga County Planning Agency (SOCPA) suggested a plan to control the conversion of owner-occupied homes into student rentals. Their proposal included plans to:

- Maintain the existing University Neighborhood Special District
- Establish a new special district around Le Moyne College (where student rentals are a growing problem)
- Within these two districts, and only here, have the city require “Student Residence” licenses for properties renting to college students. The number of students allowed per Student Residence would be no more than three or four.

These measures would improve life for everyone in these neighborhoods—both that of the homeowners and the students themselves. Accordingly, SEUNA endorsed these measures and were told that they would be incorporated into the final draft. Instead, they have been omitted. Please incorporate these proposals to protect our neighborhoods before ReZone is approved.

Thank you,  
Samantha Herrick  
115 Terrace Rd.

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Samantha Kahn Herrick | Associate Professor

Department of History  
145 Eggers Hall  
Syracuse, New York 13244

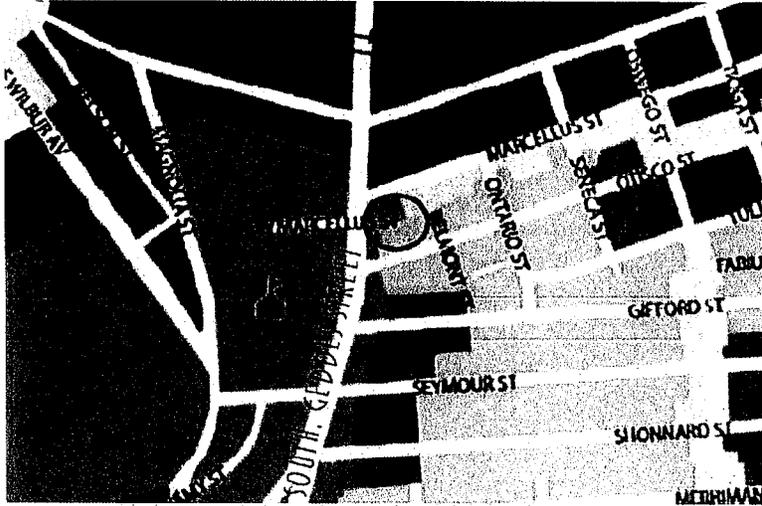
t 315.443.4387 f 315.443.5876 e sherrick@maxwell.syr.edu

SYRACUSE UNIVERSITY  
syr.edu

**From:** Tina Zagya <tinazagya@gmail.com>  
**Sent:** Monday, August 22, 2022 7:06 PM  
**To:** ReZoneSyracuse <ReZoneSyracuse@syr.gov.net>  
**Subject:** [EXTERNAL] MAP

Dear Rezone,

A few years ago I had requested that my properties located from 716 - 728 Otisco Street change to Mixed Use. I was told that it had been converted. Now I am seeing that it is Rezoned as Traditional Residential. Additionally, there is a driveway in between 734 and 728 Otisco Street. This driveway belongs to the boxing ring located on 301 S. Geddes Street. The map shows two different zoning districts for this one property.



Thank You,  
Tina Zagya  
724 Otisco Street  
315-575-3230



HOCHERMAN  
TORTORELLA  
& WEKSTEIN LLP

Attorneys at Law  
Geraldine N. Fortorella<sup>HTW</sup>  
Adam L. Wekstein<sup>HTW</sup>  
Noelle C. Wolfson<sup>HTW</sup>

Henry M. Hocherman, Retired

August 29, 2022

*Via Federal Express and Electronic Mail*  
([mayor@syr.gov](mailto:mayor@syr.gov) and [rezone@syr.gov](mailto:rezone@syr.gov))

Hon. Ben Walsh, Mayor, and Members of the  
Syracuse Common Council  
City of Syracuse  
City Hall  
233 East Washington Street, Room 314  
Syracuse, New York 13202

Zoning (Rezone Syracuse)  
City Hall Commons  
201 East Washington Street  
Room 500  
Syracuse, New York 13202

*Re: Comments on DGEIS For the "Rezone Syracuse" Proposed Citywide Zoning Update and the  
Citywide Zoning Update Itself as It Relates to the Definition of Family*

Dear Mayor Walsh and Members of the Common Council:

We represent the Syracuse Property Owners Association ("SPOA"), an organization of landowners who own buildings used for rental housing. I am writing to comment on the Draft Generic Environmental Impact Statement ("DGEIS")<sup>1</sup>, which was prepared in connection with the "Rezone Syracuse" Citywide Zoning Update (the "Zoning Update") and accepted as complete by the Common Council on August 1, 2022, and to address one aspect of the Zoning Update itself. Please consider this letter as SPOA's comments not only on the DGEIS, but as input on the Zoning Update which should be included in the record of any public hearing thereon.

While the Zoning Update has a number of commendable features, it misses the opportunity to amend and make more legally-defensible the definition of "Family" in the current Zoning Ordinance. That definition is largely carried over in Section 7.3 of the Zoning Update, only being slightly modified to modernize its language, while leaving it substantively intact. The definition of Family still limits the number of unrelated individuals who can

<sup>1</sup> Of course, the DGEIS was prepared under the State Environmental Quality Review Act ("SEQRA"; collectively referring to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617).

ONE NORTH BROADWAY, SUITE 400 WHITE PLAINS, NEW YORK 10601  
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Hon. Ben Walsh, Mayor, and Members of the  
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reside together in a dwelling unit to no more than five.<sup>2</sup> Among other things, because the restriction to five or fewer unrelated individuals is susceptible to constitutional challenge under the due process clause of the New York State Constitution it should be excised from the Zoning Update.<sup>3</sup> The Zoning Update's definition of Family also warrants meaningful analysis in the FGEIS regarding its potential adverse impacts.

#### *Comments on the Zoning Update*

In *McMinn v. Town of Oyster Bay*, 66 N.Y.2d 544, 498 N.Y.S.2d 128 (1985), the seminal case on the subject, the Court of Appeals annulled on State constitutional grounds an ordinance which defined "family" as any number of persons related by blood, marriage or legal adoption, or any two persons not related by blood, marriage or legal adoption living and cooking on the premises together as a single non-profit housekeeping unit both of whom are 62 years of age or over. The Court employed language which casts doubt on the approach embodied by Syracuse's present and proposed definition of "Family" in the following passage:

Manifestly, restricting occupancy of single-family housing based generally on biological or legal relationships between its inhabitants bears no reasonable relationship to the goals of reducing parking and traffic problems, controlling population density and preventing noise and disturbance ... Their achievement depends not upon biological or legal relations between the occupants of a house but generally upon the size of the dwelling and the lot and the number of its occupants. Thus the definition of family employed here is both fatally overinclusive in prohibiting, for example, a young unmarried couple from occupying a four-bedroom house who do not threaten the purposes of the ordinance and underinclusive in failing to prohibit occupancy of a two-bedroom home by 10 or 12 persons who are related in only the most distant manner and who might well be expected to present serious overcrowding and traffic problems.

*McMinn*, 66 N.Y.2d at 549-550, 498 N.Y.S.2d at 131.

<sup>2</sup> The definition of family, reads as follows:

- a. One or more persons related by blood, marriage or adoption living together in a family-like arrangement as a single, not-for-profit housekeeping unit sharing one common kitchen facility; or
- b. A group of persons headed by a person or persons responsible for providing care for a reasonable number of individuals, sharing one common kitchen facility, in a family-like living arrangement which is the functional and factual equivalent of a family of related persons; or
- c. one or more persons occupying a premises and living together as a single housekeeping unit subject to a limit not more than five unrelated persons 18 years of age or older.

<sup>3</sup> New York State Constitution Article 1, Section 6. Notably, the Court of Appeals has held that the due process clause of the State Constitution imposes a more stringent standard for determining whether a zoning definition of the term "family" is legal than does the United States Constitution. *Baer v. Town of Brookhaven*, 73 N.Y.2d 942, 943, 540 N.Y.S.2d 234, 235 (1989) ("Defendants' argument that the ordinance withstands Federal constitutional scrutiny ... is beside the point inasmuch as the ordinance offends the State constitutional standard ... (citation omitted)"); see *McMinn v. Town of Oyster Bay*, *supra*.



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New York's highest court framed the critical limitation on the definition of "family" as follows:

Nor is the ordinance's restrictive definition of family saved by the desire to preserve the character of the traditional single-family neighborhood in Oyster Bay. That is a legitimate governmental objective ... but a municipality may not seek to achieve it by enacting a zoning ordinance that limit[s] the definition of family to exclude a household which in every but a biological sense is a single family... Zoning is "intended to control types of housing and living and not the genetic or intimate internal family relations of human beings" and if a household is "the functional and factual equivalent of a natural family" ... The ordinance may not exclude it from a single-family neighborhood and still serve a valid purpose.

*McMinn*, 66 N.Y.2d at 550, 498 N.Y.S.2d at 131 (citations omitted).

In *Baer v. Town of Brookhaven*, *supra*, the Court applied the same principles to invalidate a provision of the zoning ordinance which defined "family" as:

one or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of persons, but not exceeding four, living and cooking together as a single housekeeping unit though not related by blood, adoption or marriage shall be deemed to constitute a family.

*Baer*, 73 N.Y.2d at 943, 540 N.Y.S.2d at 234 (emphasis added). *Baer* concerned a group of five unrelated senior women living together who were prosecuted by the town for violating the zoning ordinance. In its decision, the Court concluded that the definition of "family" was not reasonably related to a legitimate zoning purpose and, as a result, violated the due process clause of the State Constitution because it restricted "the size of a functionally equivalent family but not the size of a traditional family ...".<sup>4</sup> *Baer*, 73 N.Y.2d at 943, 540 N.Y.S.2d at 234. See *Children's Village v. Holbrook*, 171 A.D.2d 298, 576 N.Y.S.2d 405 (3d Dep't 1991) (invalidating an ordinance which defined "family" as "[a]ny number of individuals related by blood, marriage or adoption [or not more than five (5) individuals who are not so related] living together as a single housekeeping unit" and which allowed group homes by special permit).

It is respectfully submitted, therefore, that controlling legal authority should cause the Common Council to scrutinize carefully the constitutionality and wisdom of retaining the five-person limit. It should consider that the definition of "Family" is an ineffective and indirect way of achieving the goal of maintaining neighborhood character or preventing overcrowding and congestion. For example, a small apartment could accommodate an indisputably unreasonable number of related people, generating the kind of traffic, parking and community character problems which are the putative basis for the numerical limitation on unrelated individuals that can constitute a "Family." In contrast, occupancy of an exceptionally large house by six people could, under the

<sup>4</sup> Wholly aside from imposing a five-person cap on unrelated individuals, the second prong of the definition, which limits the functional and factual equivalent of a family to "a reasonable number of individuals", also presents significant constitutional issues under case such as *Baer*, because it imposes no like restrictions on biological families.



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definition of “Family,” be foreclosed, even though such a living arrangement poses no threat to legitimate zoning objectives.

A far better approach than relying on the definition of family would be to include in the Zoning Update a universally-applicable limit on the number of occupants per dwelling based floor area; it would require a given square footage of living space for each resident. Such a methodology is a much more linear, legally-defensible and easier to enforce way of regulating density and congestion and preserving community character, which raises none of the complex legal issues posed by the proposed (and existing) definition of “Family.”<sup>5</sup> It is tied directly to legitimate zoning goals and, because it is based solely on an objective criterion, would be easier to enforce than an ordinance which requires consideration by an enforcement officer of issues such as whether the group is living as a single housekeeping unit, and whether, under the second prong of the definition of “family” in the Zoning Ordinance, a home is the site of a group of persons headed by *a person or persons responsible for providing care to a reasonable number of individuals*. These determinations are subjective on their face, requiring zoning officials to undertake an analysis that is far more complicated than one which simply entails a measurement of the square footage of a dwelling and the number of occupants therein.

#### *Comments on the DGEIS*

The FGEIS should address the potential impacts of maintaining the five-person limit and consider the approach discussed in the previous paragraph as an alternative/mitigation measure. As to stated goals in the DGEIS, such as fostering zoning equity, limiting “gentrification” and increasing the opportunity for affordable housing, retaining the five-person limit has potential to perpetuate negative environmental effects.<sup>6</sup> As proposed, the definition may continue to render substantial housing stock functionally obsolescent and potentially displace low income and minority residents. It is not a logical, or even effective, method of addressing perceived problems stemming from alleged overpopulation of rental housing in certain areas of the City of Syracuse (the “City”).

Many of the buildings owned by SPOA’s members are older large homes situated in neighborhoods in proximity to Syracuse University and other institutions of higher learning. The neighborhoods in which they are located, together with their size and bedroom count, render some of these buildings poorly suited for use as single-family homes. A number of the homes are now rented to multiple residents including, but not limited to, students. An

<sup>5</sup> The “Memorandum of the New York State Department of State (Legal Memorandum LU05, Definition of “Family” in *Zoning Law and Building Codes*)”, expressly recognizes that such a methodology is less legally vulnerable. It states: another technique is to correlate the number of occupants to the size of the structure occupied (e.g., by setting a maximum number of persons for a specified floor area., or requiring a given floor area per resident). The advantage of such an approach is that it relates population density to house size and does not address the factors such of permanence, stability, non-transience, and outward appearance of a family which all decisions use. *In so doing, it avoids the constitutional problems associated with defining “family.”* (emphasis added).

<sup>6</sup> As is tacitly acknowledged by the DGEIS, the term “environment” under SEQRA is quite broad. That term includes not only what one would intuitively consider to be the environment, such as water, air, wildlife and vegetation, but encompasses “existing patterns of population concentration, distribution or growth, [and] existing community or neighborhood character . . .” Environmental Conservation Law § 8-0105; 6 N.Y.C.R.R. 617.2(l); *Chinese Staff and Workers Association v. City of New York*, 68 N.Y.2d 359, 355-356, 509 N.Y.S.2d 499, 503 (1986) (holding that even though the project was to be constructed on undeveloped land and would not directly displace any Chinatown residents, the lead agency violated SEQRA by failing to consider the project’s potential to cause long-term displacement of residents and businesses).



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eight-bedroom house, which is not readily adaptable to serve as the home for a traditional family, could not, under the Zoning Update, be inhabited by more than five unrelated individuals, whether they are students or other members of the community, leaving three unoccupied bedrooms. Consequently, the five-person limit cannot help but have an adverse impact on the affordability and availability of housing. Limiting the number of bedrooms which can be occupied by non-traditional families or unrelated individuals would appear to have a nexus to a rise in rental costs. In turn, the increase in costs and decrease in rental housing stock has a disproportionate impact on poor and minority residents, who normally represent a higher share of renters.

The five-person restriction also encourages wholesale repurposing of large homes for use as high-end residences for affluent owners and purchasers, thereby contributing to, rather discouraging gentrification – a phenomenon which is frowned upon by DGEIS as a negative impact. By potentially displacing renters in the University Hill area, who often have ties to nearby institutions of higher learning, it discourages the residents from walking to their destination and encourages the use of automobiles to commute from and to the more distant homes to which they may relocate.

#### *Conclusion*

Accordingly, we respectfully request that your Council: (1) eliminate the five-person limit in the proposed definition of “Family” in Section 7.3 of the Zoning Update and replace it with an across-the-board limitation on occupancy tied to the square footage of a dwelling; and (2) respond in the FGEIS to the comments in this letter regarding the potential environmental effects of essentially retaining the current definition of “Family” and analyze (and embrace) as an alternative the objective approach suggested in the first portion of this sentence.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By:   
Adam L. Wekstein

cc: (via electronic mail)  
Dan Kwasnowski, AICP ([Dan@Kwasnowski.org](mailto:Dan@Kwasnowski.org))  
Susan Katzoff, Esq. ([law@syr.gov](mailto:law@syr.gov))

From: gary nastasi <garynasty@gmail.com>  
Sent: Thursday, August 25, 2022 9:33 AM  
To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>  
Subject: [EXTERNAL] DGEIS & ReZone Syracuse

To the Re-Zone City of Syracuse Project:

My Name is Gary S. Nastasi, I am a Lifelong Resident of Lafayette Rd in the City of Syracuse. I Attended the DGEIS Hearing on 8/22/22. The Main Concern/Complaint Seemed to be the Amount of Affordable Housing in the City. I am Writing in Support of the Proposed Zone Change in District 3 on Lafayette Rd from R-1 to R-4 to Create Space for Affordable Housing and Utilize some Vacant Land that Would Better Serve the City & it's Residents.

Thank You for Your Time & Consideration, Gary S. Nastasi 154 Lafayette Rd Phone Numbers 315-469-5995 or 315-391-7927 E-Mail [garynasty@gmail.com](mailto:garynasty@gmail.com)

Aug 25 22, 09:53

p.1

From: gary nastasi garynasty@gmail.com  
Subject: DGEIS & ReZone Syracuse  
Date: August 25, 2022 at 9:23 AM  
To:

To the City of Syracuse Common Councilors:

My Name is Gary S. Nastasi, I am a Lifelong Resident of Lafayette Rd in the City of Syracuse. I Attended the DGEIS Hearing on 8/22/22. The Main Concern/Complaint Seemed to be the Amount of Affordable Housing in the City. I am Writing in Support of the Proposed Zone Change in District 3 on Lafayette Rd from R-1 to R-4 to Create Space for Affordable Housing and Utilize some Vacant Land that Would Better Serve the City & it's Residents.

Thank You for Your Time & Consideration, Gary S. Nastasi 154 Lafayette Rd Phone Numbers 315-469-5995 or 315-391-7927 E-Mail [garynasty@gmail.com](mailto:garynasty@gmail.com)

Date: September 1, 2022

To: City of Syracuse - Office of Zoning Administration  
201 East Washington Street, Room 500  
Syracuse, NY 13202

From: Kathleen A. Stribley  
316 Monticello Dr. N.  
Syracuse, NY 13205\_email: kstrib11@twcny.rr.com

Re: Issues and impacts from ~~ReZone~~ zoning ordinance on neighborhoods

I am submitting three issues of concern regarding the DEIS for ~~ReZone~~:

**New CM category vs Local Business (current zoning) of Valley Plaza: CM expands uses to non-neighborhood commercial and regional level industrial uses** (see page 86 of DEIS, especially Warehouse and Freight Management category) which may not serve the nearby walkable neighborhood around a site such as Valley Plaza.

*Example of potential adverse impact* – A current prospective buyer of Valley Plaza wants to change the vacant grocery store space into “self-storage” which would be a parasitic dead use within a food desert. FAHNN – Food Access Healthy Neighborhoods Now has been working to try to get a grocery store back in the space (since the loss of TOPS five years ago) to support the health of area residents and neighborhoods. The neighborhoods surrounding the Plaza are the worst “Low Income/Low Access” areas in the city (see annotated USDA graphic attached). The removal of this potential grocery store space for a “dead” storage space would have adverse impacts on the health and viability of the neighborhood by precluding a grocery store. Eric Ennis of Syracuse NBD intimated that this prospective buyer may be waiting for the approval of the ~~ReZone~~ ordinance so that he can swoop into buy Valley Plaza for this use.

Self-storage – termed “mini-storage” in ~~ReZone~~ allowed use list – is one of the current popular national money-making schemes which is predatory on malls with difficult demand and market circumstances. Developers across the country scout out vulnerable sites such as Valley Plaza with large air-conditioned spaces and replace uses that serve surrounding neighborhoods and communities (See ~~DealPoint~~ Merrill developer website <https://www.dealpointmerrill.com> and related newspaper articles for similar projects in other communities). ~~ReZone~~ zoning will not allow hearings for this storage category wherein local residents can bring up important issues as noted above as the use will be allowed as a right.

The NY Climate Act encourages development that will reduce “vehicle miles traveled” – currently residents of the north Valley and Southside need to travel miles to the nearest grocery store. Valley Plaza is easily accessible by bus, bicycle and walking for a large population. By replacing the grocery store space with mini or self-storage, ~~ReZone~~ will be enabling higher climate impacts and precluding a prime opportunity for new and appropriate “transit-oriented development”.

Opening neighborhood/local business areas such as Valley Plaza up to speculative commercial/industrial uses would have a long-term adverse impact on residents and neighborhoods. Most commercial areas within the city serve neighborhoods vs regional commercial areas and speculative commercial uses should be disallowed or require a Special Permit where impacts on the neighborhood can be assessed.

**ReZone zoning based on previous illegal land use conversions – example Orlando and S. Salina St.:** In some cases, zoning appears to have been done via what appears on aerial photos or on the site. Residential lots were illegally converted to commercial uses or parking areas on Orlando Ave. (and similar streets nearby other commercial corridors) and under ReZone are incorporated into the MX-2 classification. On Orlando, single family homes are across the street and previously faced other residences or were intended to face other residences. I have brought this specific situation up to ReZone staff previously. These lots are illegally used for commercial uses currently (and in the past) and have been ticketed/cautioned by the Syracuse Codes Department. The MX-2 classification may continue the adverse impacts on facing (across the street) and adjoining single family residences as the zoning category is not responsive to this historic situation. Again, residents facing or adjoining the site do not have the opportunity to testify about prospective development that may detrimental to their residential interests. In this case and similar cases, the best remedy is to return these lots to residential zoning (current zoning) or place more restrictions on development standards for this historic development condition.



Photo looking southwest from Orlando Ave. toward rear of S. Salina St. businesses showing some lots that have been illegally converted to commercial parking. /K. Stribley

**Inadequate nightclub (and other crowd attracting, time-concentrated uses) minimum off-street parking spaces (page 89 of Final Draft ordinance) and lack of noise buffers to residential uses –** The ReZone parking proposal is for 1 space per 200sf of building or use area. This issue has recently come to my attention because there is a nightclub proposal currently before the City Planning Commission at S. Salina and Ballantyne. The nightclub would have a capacity of 138 occupants and is required by the current ordinance to have 107 parking spaces vs approximately 20 spaces existing on the site. Ongoing current illegal operation of the nightclub is severely impacting neighboring businesses by spewing parking and patrons across the area. ReZone would reduce the required parking to about 16 spaces, making the situation even worse.

Nightclubs are time-concentrated uses where most patrons come and go at the same time. Even with some ride-sharing use, parking will overrun the neighborhood and already does with current illegal use. I understand the desire to reduce paving, reduce run-off and heat island effects; however the parking requirement is much too low for sites where large crowds are expected. The daytime use of this proposed facility is "banquet" - also

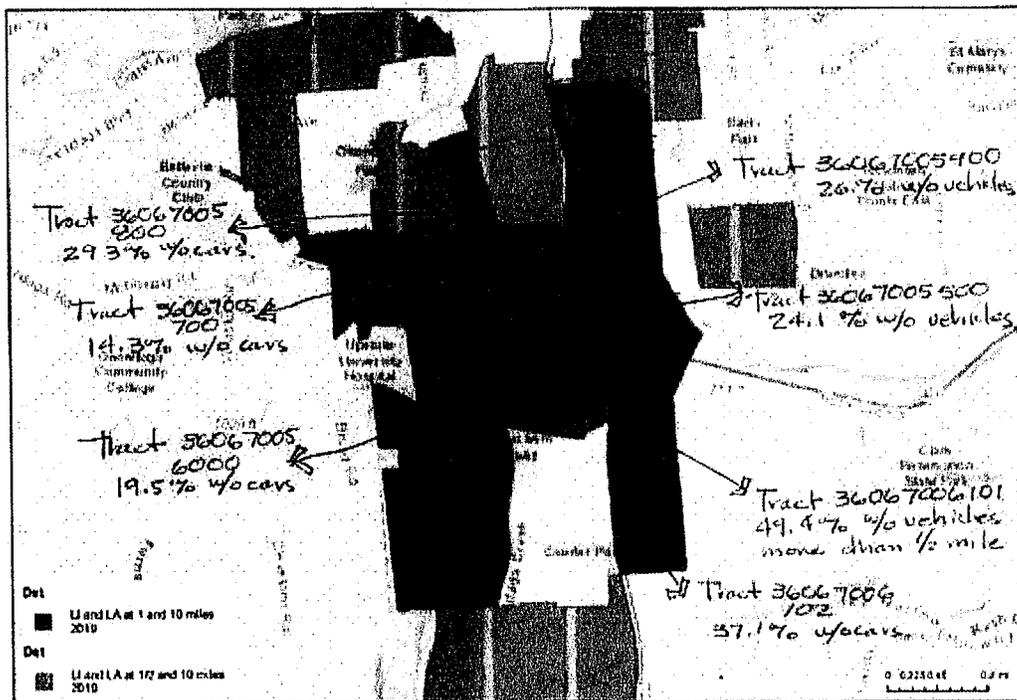
anticipating crowds over 100 (already occurring illegally) and impacts from this use also appear to be unanticipated in the ordinance. When patrons arrive to a venue that does not have enough parking but very high, time-concentrated attendance, they are confused and park illegally and erratically throughout the adjoining area. This also creates dangers for pedestrians trying to reach the venue (or return from) across streets and intersections from other unauthorized parking areas.

The low minimum off-street parking space requirements for these uses would adversely impact neighborhoods and adjoining businesses.

A companion issue involving nightclubs (or bars, etc.) is the "live music" impact – currently there is a restriction within 300ft of a residential area. This restriction is with good reason as the current illegal operations at S. Salina and Ballantyne are producing music so loud that patrons/staff at the Burger King drive-in cannot hear the staff or visa versa. ~~ReZone~~ seems to have no provisions at all for buffers to live music. While perhaps the noise ordinance should cover this situation, it is not operating or preventing severe impacts.

I appreciate your consideration these issues and impacts from the proposed ReZone ordinance.

**Attachment:** Annotated USDA low income/low access concentration area in Syracuse around Valley Plaza



Low Income / Low Access Closeup\_southside\_valley

Date: 2/21/2022 Source: USDA Economic Research Service, ESR1. For more information: <https://www.ers.usda.gov/data-products/low-access-research-files/documentation>

**From:** Mary C Ritnour <madenflight@gmail.com>  
**Sent:** Monday, August 22, 2022 12:27 PM  
**To:** Mayor; Allen, Latoya; Hudson, Helen; Caldwell, Rasheada; Greene, Michael; Gethers, Amir; ROPaniagua@syr.gov.net; Schultz, Jennifer; Hogan, Pat; Majok, Chol [EXTERNAL] Rezoning of Syracuse University neighborhood and Lemoyne neighborhood  
**Subject:**  
**Attachments:** rezone-dgeis-notice-of-completion\_notice-of-hearing.pdf

Sent from my iPad

14-12-9 (3/99)-9c	SEQR
<b>State Environmental Quality Review Notice of Completion of Draft and Notice of SEQR Hearing</b>	
<b>Lead Agency:</b> City of Syracuse Common Council	<b>Project Number:</b>
<b>Address:</b> City of Syracuse City Hall 233 East Washington Street Syracuse, NY 13202	<b>Date:</b> 8/1/22
<p>This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law # [ ] if any)</p> <p>A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until <u>September 2, 2022</u>. A public hearing on the Draft EIS will be held on <u>8/22/22 at 1:00 p.m.</u> (date and time) at <u>City Hall, 233 E. Washington St., Syracuse, NY</u> (place).</p>	
<b>Name of Action:</b> ReZone Syracuse - Proposed City of Syracuse Zoning Ordinance and Zoning Map	
<b>Description of Action:</b> The action involves the adoption of a comprehensive revision of the City of Syracuse's Zoning Ordinance and Map, which is classified as a Type I action. The ReZone Project is a complete redrafting of the City of Syracuse Zoning Ordinance. This effort includes significant renaming of zones and their requirements and applies to every parcel in the City. The ordinance also includes design standards which are meant to codify good practices as well as ameliorate development within the City. The process includes mapping and zoning sensitive to environmental features within the City. The Common Council, as lead agency, has prepared a Draft Generic Environmental Impact Statement to further evaluate any associated impacts.	
<b>Location:</b> (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.) The project will apply to the entire City of Syracuse.	

SEQR Notice of Completion of Draft /Notice of Hearing

Page 2 of 2

**Potential Environmental Impacts:**

Potential impacts associated with the proposed Project are identified in the Full Environmental Assessment Form and/or Final Scope, evaluated in the Draft GEIS, and include the following: land; flooding; plants and animals; aesthetic resources; historic and archeological resources; transportation; and consistency with community character. Additionally, the Lead Agency determined that while the project would not result in significant impacts on the following areas, they are nevertheless addressed in the Draft GEIS: energy; noise, odor and light; human health; consistency with community plans; climate change; and zoning equity. These impacts have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3).

**A copy of the Draft / Final EIS may be obtained from:**

Contact Person: Ms. Heather Lamendola - Zoning Administrator

Address: 201 East Washington Street  
Syracuse, NY 13202

Telephone Number: 315-448-8640

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

Chief Executive Officer, City of Syracuse

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

**Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).**



August 2, 2022

Dear Mayor Walsh, Deputy Mayor Owens, and Members of the Syracuse Common Council,

The City of Syracuse has grown and changed exponentially in the past 100 years. Its zoning policies, however, have remained mostly stagnant in this time, often reiterating policies of the past that no longer represent what Syracuse aspires to be.

ReZone Syracuse provides the opportunity to mitigate past harm and to prioritize the health and quality of life of all Syracuse residents. The passage of this ordinance is paramount in enhancing Syracuse's existing land use regulations and practices. The new zoning regulations have the potential to be instrumental in improving Syracuse's food system and taking an important step toward relieving its marginalized residents of the burdensome weight of surviving under an unjust food system. Existing zoning ordinances currently on the books have been selectively enforced, leading to potential bias and discrimination.

We applaud the City's Planning Division and the many, many individuals who have contributed to the formulation of the 246-page document. ReZone could not have come to life without the tireless labor of the City of Syracuse, crucial community meetings, and extensive consultation with experts and organizations. Thanks to these efforts, our city stands at the precipice of instituting this important policy to guide municipal land use for decades to come.

In particular, we the undersigned, celebrate the inclusion of several key changes put in place in the December 2019 Final Draft:

- Community gardens are granted permission to exist on public lands, in addition to being permitted to sell produce or plants "incidentally". This change in permissions allows citizens to safely pursue community gardening without fear of legal interference. (Article 3.3 §C6, p. 56)
- Urban farms are permitted 40,000 square feet of space to grow and sell greens and produce, in addition to maintaining up to six hens on site. The modification to the previous ordinance improves upon and holds the potential to positively impact communities by allowing them to share the fruits of their labor with others. (Article 3.3 §C13, p. 60-61)
- The keeping of some animals is now a permitted accessory use including in areas zoned residential. Specifically, up to six hens and rabbits may be kept per property with space to range and roam freely in a rear yard and are given limitations as to their coop/hutch standards. Up to five bee colonies are also allowed to be kept as an accessory to the principal use on site, thus allowing communities to clearly benefit from animals' abilities to positively interact with produce and green growth. (Article 3.4 §D2, p. 68)
- Food carts and mobile vendors are permitted to operate for up to six months out of the year with limitations as to their location and surrounding areas. Opportunities for growth lie in the enhancement of communities' abilities to gain zoning permissions to practice on private areas. (Article 3.5 §E4, p. 80-81)

These updated ordinances will greatly enhance the ability of Syracuse residents and proprietors to pursue opportunities that support their wellbeing and livelihoods. Moreover, the delineation of reasonable limitations herein clarifies when issues of health, safety, or nuisance warrant enforcement - mitigating the potential introduction of bias.

[info@syrfoodalliance.org](mailto:info@syrfoodalliance.org) • [www.syrfoodalliance.org](http://www.syrfoodalliance.org) • (315) 552-0470



After over five years of hard work and revisions, it is time to transition to the implementation stage. The timely integration of these food-related policies alongside those that support affordable housing, access to goods and services, and growth is vital to Syracuse's future. Yet, after years of waiting, the policy continues to be stalled.

We urge the Mayor's Office, Common Council, and the Office of Planning to enact the powerful ordinances included within ReZone that will substantially improve citizens' quality of life.

In order for true equity to exist in Syracuse, it must be clear to all what citizens can and cannot do, what they are entitled to and what rights they hold. The enactment of this new ordinance changes this as to not allow room for misinterpretation, and support neighbors of Syracuse in inevitable zoning conflicts without ambiguity. All of these proposed improvements to quality-of-life merit immense, continued support from stakeholders around the city that want to be a part of building a better Syracuse.

As members of the Syracuse-Onondaga Food Systems Alliance, we the undersigned speak with one voice to request swift action to at last finalize and implement the critical policies included within ReZone Syracuse.

#### City of Syracuse Residents

Maura Ackerman, Eastside  
Anne Bellows, Eastside  
Kayla Brandt, Westside  
Sarah Brown, Eastside  
Emily Carlson, Eastside  
Mary Carney, Eastside  
Brandy Colebrook, Southside  
Jeremy DeChario, Eastside  
Rebecca Garofano, Northside

Avalon Gupta VerWiebe, Eastside  
Bela Harris, Eastside  
Nicola Kim, Eastside  
Jessi Lyons, Valley  
Karischa Miller, Eastside  
Jonathan Moe, Eastside  
Gayln Murphy-Stanley, Eastside  
Aydan Murphy-Stanley, Eastside  
Sophie Nash, Eastside

Ella Neville, Eastside  
Ellen Pitsick, Eastside  
Emilija Postolovska, Lakefront  
J. Peyton Sefick, Eastside  
Qiana Williams, Downtown  
Mable Wilson, Southside  
Anna Zoodsma, Eastside

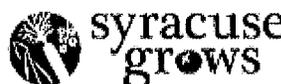
#### Other Individual Signatories

Caitlin Toomey, Primary Care Physician, Upstate University Hospital  
Julia Carboni, Citizenship & Civic Engagement Chair, Syracuse University Maxwell School

#### Organizational Signatories

Brady Farm  
The Food Center @ 324 University Avenue  
Greater Syracuse Land Bank  
Honeycomb Bakery  
Hopeprint

Northeast Organic Farming Association of NY  
Refugee & Immigrant Self-Empowerment  
Syracuse Grows  
Syracuse Urban Food Forest Project



[info@syrfoodalliance.org](mailto:info@syrfoodalliance.org) • [www.syrfoodalliance.org](http://www.syrfoodalliance.org) • (315) 552-0470



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Southeast University Neighborhood Association, Inc.

PO Box 6653, Syracuse, NY 13217

August 20, 2022

Helen Hudson, President, Syracuse Common Council  
Rasheeda Caldwell, Syracuse Common Councilor-At-Large  
Michael Greene, Syracuse Common Councilor-At-Large  
Amir Gethers, Syracuse Common Councilor-At-Large  
Rita M. Paniagua, Syracuse Common Councilor-At-Large  
Jennifer Schultz, Syracuse Common Councilor District 1  
Patrick J. Hogan, Syracuse Common Councilor District 2  
Chol Majok, Syracuse Common Councilor District 3  
Latoya Allen, Syracuse Common Councilor District 4

Re: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)

Dear members of the Syracuse Common Council:

The proposed ReZone Syracuse revision to city zoning offers a variety of important updates including mixed-use zoning, reduced parking requirements, row houses, auxiliary dwelling units, and inclusionary housing. Unfortunately, the overall impact of ReZone as it currently stands will be a net loss for the neighborhood east of Syracuse University.

ReZone removes two important features that have protected our neighborhood – although imperfectly – from investors buying owner-occupied homes and converting them to multi-bedroom student rentals:

1. The University Neighborhood Special District
2. The Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District

**We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College.**

Over the past year SEUNA has advocated for a change to the “Definition of Family” in city code, which would reduce the number of unrelated adults allowed in a dwelling from the current maximum of five to no more than three. Syracuse is the only Upstate city to offer such generous investment returns for absentee-owned student rentals. The limit in Rochester and Buffalo is no more than four unrelated adults; in Albany, Poughkeepsie, and Cortland it is no more than three; in Ithaca it is no more than two.

Over the past decade there has been an explosion of new student housing construction, some by universities and colleges but most by private developers. New student apartments and

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[email@seuna.org](mailto:email@seuna.org)

[www.seuna.org](http://www.seuna.org)

dormitories have been built, or are under construction, totaling more than 5,200 beds. That's the equivalent of over 1,000 single-family houses with five students in each.

Syracuse University enrollment today is slightly lower than it was in 1990. American Community Survey figures for 2005-2010 and 2015-2020 show that the number of undergraduate and graduate students living east of University Hill has decreased by more than 1,000 — a 34% reduction in just 10 years.

So, is the problem of family homes converted to student rentals a thing of the past? Not near campus where students pay the highest rents. For example, eight months ago an owner-occupied single-family house at 130 Circle Road, a block and a half from campus, was purchased by investors in California for \$293,000. A few weeks ago, an owner-occupied house at 215 Stratford Street, about a block from campus, was purchased by investors in Virginia for \$255,000. The city assessor lists the Stratford house as having four bedrooms; the new owner advertises it as having five.

There is a growing problem of student rental houses near Le Moyne College. As older homeowners in the Salt Springs area leave their homes, investors are buying these houses and remodeling them to maximize the number of available bedrooms for students.

In April, the Syracuse-Onondaga County Planning Agency (SOCPA) reached out to us with what they suggested was a better way to control the conversion of owner-occupied homes into student rentals. They were right; what they propose was better. These are the basic components:

- Maintain the existing University Neighborhood Special District.
- Establish a new special district around Le Moyne College (where student rentals are a growing problem).
- Within these two districts, and only here, the city would require "Student Residence" licenses for properties renting to college students. The number of students allowed per Student Residence would be no more than three or four.

Our proposal to modify the "definition of family" would have applied to all groups of unrelated adults throughout the city. SOCPA's proposal is much more targeted, applying only within the two special districts and only to college students within those districts.

In fact, SOCPA's proposal is very similar to the Student Residence ordinance that has been in effect in Poughkeepsie since the early 1990s. Similar ordinances are also in effect in ten college towns in Pennsylvania, as well as Newark, Delaware.

Would an ordinance like SOCPA's proposal be upheld by the courts? A similar ordinance in Lower Merion, PA (near Bryn Mawr College) was challenged by landlords in 1988. The ordinance was upheld by the U.S. District Court for the Eastern District of Pennsylvania in 1992. On appeal, a federal judge, and then the Third U.S. Circuit Court of Appeals, also upheld the ordinance. Plaintiffs appealed to the U.S. Supreme Court in 1993 but the high court declined to hear the case.

We endorsed SOCPA's proposal and were told these new features would be incorporated into the final draft of ReZone before it was presented to the Common Council.

ReZone Syracuse has been under development for more than five years. Fearing it might be delayed again, we asked five members of the Common Council if they would request that Corporation Counsel prepare draft legislation similar to SOCPA's proposal, using the Poughkeepsie ordinance as a template. Signing the June 28<sup>th</sup> letter to Corporation Counsel were Councilors Latoya Allen, Joe Driscoll, Chol Majok, Amir Gethers, and Michael Greene.

The final draft of ReZone has now been presented to the Common Council. As you've probably realized, the "Student Residence" features proposed by SOCPA are not included. We also have seen no draft legislation from Corporation Counsel.

The city waited more than a year to ensure that inclusionary housing measures would be incorporated into ReZone. It was worth the wait to see that future largescale residential development will be required to include a percentage of below-market-rate units.

It is also important to protect those who have committed to live in Syracuse neighborhoods rather moving to the suburbs. There are over 17,000 full-time jobs on University Hill within a 15-minute walk from the neighborhood east of campus. The city benefits when those who work on University Hill choose to live on the Hill. The same can be said for the Le Moyne College neighborhood.

We have an opportunity now to start reshaping the University Hill neighborhood to better accommodate permanent residents as well as students. We also have a chance to address the growing problem near Le Moyne College before it gets worse. Further delay will result in the loss of more family homes in both neighborhoods.

We request that the city ensure that our two neighborhoods are not left behind when ReZone Syracuse—the first wholesale rewriting of the city's zoning code since 1969—is finally adopted.

Sincerely,



Michael Stanton, President

cc: Syracuse Mayor Ben Walsh; Greg Loh, Chief Policy Officer, city of Syracuse; Dan Kwasnowski, Director, Syracuse-Onondaga County Planning Agency; Heather Lamandola, Zoning Administrator, city of Syracuse; Jake Dishaw, Code Enforcement Director, city of Syracuse; Michael Collins, Commissioner of Neighborhood & Business Development, city of Syracuse; Matt Oja, Commissioner of Assessment, city of Syracuse; Susan Katzoff, Corporation Counsel, city of Syracuse; Joe Driscoll, I-81 Project Director, city of Syracuse; Rachel May, NY State Senator; Pamela Hunter, NY State Assemblymember



Tony Florito, Chair  
Merike L. Treier, Executive Director

115 W. Fayette St., Syracuse, NY 13202 315.422.8234 www.downtownsyracuse.com

September 30, 2022

City of Syracuse  
Department of Zoning  
201 E. Washington St., Room 500  
Syracuse, NY 13202

Dear Members of the ReZone Team,

On behalf of the Downtown Committee of Syracuse, Inc., we are pleased to submit the following comments on the August 2022 Rezone Syracuse Draft Generic Environmental Impact Statement, which evaluated the December 2019 Final Draft Zoning Ordinance Update.

We'd like to make recommendations and seek further clarity on environmental issues we have identified in the following sections:

**Official Zoning District Map**

- At the beginning of the ReZone process, a stated goal of local planning staff was to eliminate the three existing downtown zoning districts in favor of one all-encompassing downtown designation (MX-5).

While the proposed zoning map final draft demonstrates a marked improvement over past zoning, three downtown blocks (200, 300, 400 E. Water St. and Erie Blvd E.) still lack an MX-5 designation and are instead designated MX-3.

With an MX-3 designation, these three blocks permit uses that are not allowed elsewhere in downtown Syracuse. Some uses pose environmental hazards (e.g. a gas station is permitted in MX-3 with a special use permit), and others present opportunity costs for the "highest and best" land use of these central parcels. If the Smith Supply Warehouse were demolished, for example, the MX-3 zoning designation on the parcel would allow this mixed-use building of 38 affordable housing units and offices to be replaced with a detached single-family home, or even a gas station. These suburban land uses do not fit within the urban core.

MX-3 is intended to be a "transition" zone next to I-590 – and yet parcels on either side of downtown's other highway, I-81, received an MX-5 designation. Some of these MX-5 parcels are located outside the downtown district – for instance, in the East Genesee Regents district. And yet the proposed new zoning map still includes three MX-3 parcels within downtown's boundary.

Downtown is the most walkable district in Syracuse. If we are promoting greater accessibility/walkability/non-vehicular transportation, providing space for a "walkable" gas station in a downtown MX-3 zone does not meet the forward-looking environmental goals of the ReZone initiative. The three MX-3 blocks in downtown should be designated as MX-5 to maximize the urban land use and prohibit environmentally unsound uses, such as gas stations, within the CBD.

#### Article 2: Zoning Districts

- 2.18(C): Setbacks – (3) Projections

The ordinance establishes that "every part of a required setback shall be unobstructed from ground level to the sky." Authorized Exceptions to Setback Requirements in Table 2.16 include incidental architectural features. Do incidental architectural features include awnings? If so, please specify.

The regulations for sign type standards detailed in 4.8(3)a describe the circumstances under which a sign on an awning may be permitted, stating that an awning may extend five feet into a public right-of-way. Does this regulation extend to all awnings, even to those on which no signage is present? Again, please clarify.

The environmental rationale for such a discussion is the availability of fresh air and al fresco dining year-round, which proved essential during the most recent pandemic. All-season outdoor dining can be facilitated through the use of awnings (e.g., prevent excessive sun; provide attachment points for outdoor heating and lighting equipment; protect from wind and precipitation), and the classification of awnings as projections vs. signage must therefore be clear for developers and restaurateurs.

- 2.17(D): Building Height

Within the MX-5 District, there is no maximum building height. Previous drafts of Rezone Syracuse included Building Height Averaging in section 2.18, Measurements and Exceptions. We would like to recommend that Building Height Averaging be added to section 2.17(D) and that mid-block additions and infill developments be held to that standard:

*When a vacant lot is bordered on two sides by previously constructed buildings, both of which do not meet the required maximum height applicable to the district, the required height for the vacant lot shall be established as the average front height of the existing buildings within 200 feet of the property, or as determined by the Zoning Administrator.*

As new construction projects are proposed for vacant parcels, these new developments should take care not to diminish the availability of natural light in neighboring buildings. Perhaps the addition of FAR requirements or mid-block height requirements would help to guide compatible new construction within the downtown district? Another consideration may be to impose height restrictions within historic districts (e.g., 331 S. Salina is located within the National Register South Salina Downtown Historic District).

The environmental rationale for height restrictions is the preservation of natural light in existing occupied spaces, whether they be commercial or residential, and the prevention of wind tunnels. Buildings constructed out-of-scale from neighboring properties may contribute to wind tunnels and excessive shading that compromise street tree viability and healthy building principles in neighboring architecture.

### Article 3: Use Regulations

- Agriculture/Produce

- Community Gardens

Though the updated zoning ordinance now allows urban agriculture in MX-5 with a special use permit, Section 3.3(C)6 continues to exclude community garden use from MX-5. As written, the ordinance would prohibit future community garden development in M. Lamm Park or on parcels that currently house surface parking lots. Now that downtown is a full-service residential neighborhood housing 4,300 residents, 27% of whom reside in income-restricted housing.

- Produce Stands

Further clarification is required on whether produce stands are permitted in MX-5. Section 3.4(D)6 states that outdoor display/sales are not permitted as accessory uses. Produce stands are an allowed accessory use. But produce stands are not permitted as a Temporary Use under "Produce stand, seasonal." We would argue that seasonal produce stands are more realistic than year-round ones in the downtown district, especially on narrow streets where street furnishings are removed during the winter to allow sidewalk plowing.

We would like food stores to be able to display produce seasonally, similar to how produce is displayed outside food stores in larger cities (New York, Boston, Washington, D.C., etc.). Now that downtown has several grocery stores (e.g., Syracuse Cooperative Market, ~~Epouse~~ Downtown Grocery Store) offering fresh, local produce, we need a zoning ordinance that makes such offerings visible and seasonally available to a broad consumer base in our Central Business District (MX-5).

- Mobile Vending Carts

Finally, in Section 3.5E(4) (p. 89), mobile vending carts on private property are limited to a maximum of 6 months of operation per year. Taking a cue from Portland, OR and other food-focused cities, the City of Syracuse must consider allowing year-round food cart operation on private property. This would not interfere with snow-clearing operations in the public realm, and would help to fill food gaps and activate underused spaces year-round in areas like the Equitable Towers plaza.

- **Animals**

Section 3.3(C)1 prohibits kennels in MX-5. However, as approximately 20% of downtown households have dogs, we estimate there are 400 dogs living downtown presently. In order to offer downtown residents the opportunity for a car-free lifestyle, we must take into consideration the needs of our four-pawed residents as well as their owners in the MX-5 district.

- **Automobiles**

- **Auto Rental**

Section 3.3(C)2 specifies that auto rental is allowed by special permit. However, we question the need for any auto rentals in MX-5.

- **Auto Sales**

The updated Rezone Syracuse draft adds confusion over automobile sales. Automobile showrooms are a permitted use in MX-5, but automobile sales are prohibited. Article 7.3 defines automobile showroom as "an indoor retail space used to display automobiles for sale." Further p. 55 states that, "In the MX-5 district, automobile sales establishments may only be located on the first floor, are limited to indoor operations and display only; shall not include vehicle repair activities; and may include up to five cars for sale." This footnote is confusing, since it refers to automobile sales, which again are prohibited in MX-5. We suggest updating the language to eliminate any reference to automobile sales in the downtown district.

- **Entertainment**

- **Outdoor Amplified Music**

In Section 3.3(C)10(a)2, a Special Use Permit is required for entertainment or outdoor amplified music. We would recommend changing the language from "music" to "any amplification," to include uses such as Dinosaur BBQ's loudspeaker for announcing table availability. While this is not an entertainment use, it is an outdoor amplification that conflicts with the neighboring residential use.

- **Swimming Pools**

Section 3.4(D)11 allows for swimming pools as an accessory use. Perhaps for consistency's sake, we could specify that accessory pools are only permitted in MX-5 as an indoor or rooftop use?

#### **Article 4: Development Standards**

- **4.8: Signs**

On p. 120, under "Temporary Window Signs," it states, "Temporary window signs shall not ... cover more than 30 percent of any window panel." Please add language to clarify that this refers to *all* window signs, not single window signs.

For example, if I have five window signs, and each does not cover more than 30% of any window panel, that's different than having five window signs which together cover more than 30% of any window panel. Put simply, the ordinance should state that "70% of the window panel must remain visible/unobstructed by signage."

On p. 142, "Posters and Handbills," would it be possible to include stickers as an example of prohibited signs? Presently, the Downtown Environmental Maintenance team must regularly employ chemical cleaners to remove stickers from public infrastructure.

On p. 143, "Sign Standards," please include "vinyl sheeting" and "plastic sheeting" in the list of prohibited materials. These non-durable materials, tacked up on building facades, tend to slip, fade, or otherwise deteriorate in our inclement weather, giving the appearance of a temporary or neglected business.

Thank you for the tremendous effort each of you have invested in reshaping and modernizing our zoning code. We applaud efforts to prohibit parking lot development in the MX-5 district, as well as to prohibit future gasoline fueling stations in MX-5. We also appreciate the permitted accessory use of electric vehicle charging stations, and the prohibition on drive-through or drop-off windows, such as those for banks and fast food establishments.

As we work to become a people-centric rather than a car-centric community, these codified efforts will help to reshape our downtown for the next generation of Syracuseans.

Best regards,

Heather Schroeder  
Director of Economic Development

Conor Rockhill  
Economic Development Specialist



## **Common Council should delay passage of ReZone Syracuse**

<https://www.thepetitionsite.com/802/991/983/common-council-should-not-rush-to-pass-rezone-syracuse/>

Author: Southeast University Neighborhood Association  
Recipient: Syracuse residents

Petition:

**The city of Syracuse is moving too quickly to finalize ReZone Syracuse, the first major overhaul of city zoning code since 1969.**

The current version of ReZone would remove the University Neighborhood Special District with its requirement that absentee-owned rentals within the district complete a Certificate of Suitability. Since 1991 the Certificate of Suitability has allowed the city to regulate the remodeling of student rental houses, particularly the addition of new bedrooms in attics, basements, porches, etc.

The Common Council should delay passage of ReZone until it has the opportunity to review and incorporate new measures proposed by the Syracuse-Onondaga County Planning Agency to better manage student rental houses in both the Syracuse University and Le Moyne College areas.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
1.	Miranda H	Syracuse, NY	I have lived in the neighborhood for 40+ years and have witnessed first hand the lack of enforcement to protect its residential quality.
2.	Stacy G	Maryville, um	
3.	Danya E	Syracuse, NY	I live in and own my house in the SU - east-side neighborhood, an area zoned R1. I have lived here for over 23 years, I have a Vested interest in the city and more specifically my neighborhood. I chose my home in the east side neighborhood, because it was zoned R1, family friendly, quiet, in walking distance to Barry park & the library. I chose this R1 neighborhood because it was primarily single family houses, owner occupied, filled with young couples and young families with children. Sadly this has changed. We need the city to preserve, and protect this type of neighborhood from becoming Rentals and transient living, displacing young families from purchasing affordable homes in this neighborhood.
4.	Jane H	Syracuse, NY	I have lived at my current address for 34 years, raised 3 sons who walked to city schools, and I was employed through SUNY Upstate Medical Center and VA Medical Center for decades. I am "dug in" to continue living here and supporting my neighbors and neighborhood through this huge neighborhood decline.
5.	Harry L	Syracuse, NY	protection of deterioration of City
6.	Catherine B	Lombard, IL	
7.	DANIEL S	SYRACUSE, NY	Quality of life.
8.	Calvin A	Syracuse, NY	protection in quality of residential life with families
9.	Paul H	FAYETTEVILLE, NY	
10.	Julie G	Syracuse, NY	
11.	Samantha H	Syracuse, NY	
12.	Clea H	Syracuse, NY	Please preserve the quality of our neighborhoods. There are already too many run-down rentals. Students leave trash everywhere--drive past to see what I mean! Absentee landlords just let these homes decay.
13.	Melissa L	Syracuse, NY	I live in the SU neighborhood and care about the quality of rentals and life , the ability of families to purchase housing, the property values of current residents and more.
14.	Kathleen L	Syracuse, NY	
15.	Tom K	SYRACUSE, NY	
16.	Nathalie C	Syracuse, NY	
17.	Liz C	Syracuse, NY	Quality of housing

	<b>Name</b>	<b>From</b>	<b>Comments</b>
18.	Pierre F	Syracuse, NY	Preservation of our community and home owners who live and care about having a clean and quiet neighborhood. We don't want slums and loud parties any day of the week and any hours of the night!
19.	Margaret and Stephen W	Syracuse, NY	
20.	PETER M	Syracuse, NY	
21.	Karl O	Syracuse, NY	Careful thought needs to be given to how student rentals expand in the University neighborhood and the city is moving to fast with this zoning code.
22.	Charles M	Syracuse, NY	
23.	Ron C	Syracuse, NY	
24.	Alice M	Syracuse, NY	
25.	Jeff J	Syracuse, NY	
26.	Eric A	Syracuse, tm	Protection of students, as well as the preservation of our community.
27.	Alexandra G	Syracuse, NY	Since 1991 the Certificate of Suitability has allowed the city to regulate the remodeling of student rental houses, particularly the addition of new bedrooms in attics, basements, porches, etc. There is nothing in the current version of ReZone to replace these important measures. We are asking the Common Council to delay approval of ReZone until they've had a chance to review new measures proposed by the Syracuse-Onondaga County Planning Agency that would better manage student rentals near Le Moyne College as well as on University Hill.
28.	Charles T	Syracuse, NY	
29.	Laura K	Syracuse, NY	Rentals require regulation
30.	Jane L	Syracuse, NY	
31.	Sarah H	Syracuse, NY	Part of neighborhood
32.	Ann E	Syracuse, NY	
33.	Robert H	Syracuse, NY	
34.	Paula R	Syracuse, NY	Quality of life, a quiet neighborhood within walking distance to SU and Upstate for families as well as students, care of the homes, grass/flowers - not backyard parking lots. No trash, respectful neighbors who also care about the neighborhood.
35.	jennifer w	syracuse, NY	I live here and it matters!
36.	Dennis S	Syracuse, NY	As a neighborhood resident, I believe that the Common Council should have time to deliberate on the implications of measures to better manage student rentals.
37.	Susan S	Syracuse, NY	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
38.	Gary w	Syracuse, NY	It's important that maintain and improve the quality of life in our neighborhoods. Student rentals are a major factor in their decline .
39.	Johanna K	Syracuse, NY	Good Grief! Allowing this to pass would create greedy Landlords cutting houses into unlivable and over-crowded Hovels with no oversight!!!?---dangerous for the renters who would be jammed in there, and dangerous for the entire city! No! No! No!
40.	Samuel G	Syracuse, NY	The student rental expansion in the neighborhood has drastically altered the demographics, the tax-base, the physical condition of an historic neighborhood with notable architecture, and much more - all with little neighborhood consultation or oversight. The University Neighborhood Special District is a modest protection - or at least buffer- and should be retained. The only ones who really benefit from this new arrangement are landlords who mostly take their profits out of the city, the University which is spared the expense of housing their students, and transient students themselves who do gain a modicum of independence, but can often now run amok without supervision or repercussions to their actions when these are collectively disruptive to the neighborhood or destructive of a way of life. The new rules neither benefit Syracuse's needy population by providing new, better and affordable housing or the stable long-term working population that is the backbone of the city's taxbase. City of Syracuse - stop rolling over for the SU and mega-landlords.
41.	Thomas L	Syracuse, NY	
42.	Charles B	Syracuse, NY	
43.	Natalie D	Syracuse, NY	
44.	Christian v	Syracuse, NY	Because I live on the Hill!
45.	Jodi U	Syracuse, NY	I didn't have to buy a house in the city; I chose to. If you don't protect these neighborhoods, these houses, this tax base... people will make a different choice.: the suburbs.
46.	Madeline M	Marcellus, NY	I am a first time home owner in the University Neighborhood. I purchased my home with the intentions of living in a neighborhood, not a commercial suburb of Syracuse University.
47.	Scott J	Syracuse, NY	
48.	Margaret C	Syracuse, NY	
49.	Jerry M	Syracuse, NY	
50.	Harriet B	Syracuse, NY	This is my neighborhood and I don't want to see it destroyed thoughtlessly.
51.	Nancy Keefe R	Syracuse, NY	We need the last buffer to prevent unfettered development that will destroy the character of the neighborhood.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
52.	Alice B	SYRACUSE, NY	
53.	Elaine W	Syracuse, NY	
54.	Chris S	SYRACUSE, NY	
55.	William L	Syracuse, NY	
56.	Joan A	Skaneateles, NY	Loved our home and neighbors in the Westcott neighborhood. No need for more "commercial " development.
57.	Daniel S	Syracuse, NY	Syracuse is more than its university. It would be awesome if its legislators recognized that.
58.	Charles S	Syracuse, NY	The historical variety of demographics in the Westcott area is valuable and therefore worth preserving.
59.	Susannah P	Syracuse, NY	A balance of students and owner-occupied makes for a healthy, safe and attractive university neighborhood! It is becoming more and more unbalanced.
60.	Chie S	Syracuse, NY	
61.	Mary Beth H	Syracuse, NY	To prevent even more fine old houses from being adulterated and to help control the excessive proliferation of student renters in this primarily single-family neighborhood, which was not designed to accommodate block after block of rooming houses.
62.	Candace R	Syracuse, NY	
63.	Keith S	Syracuse, NY	
64.	Gabriel L	Syracuse, NY	
65.	Cliff D	Syracuse, NY	Preserve the neighborhood as it is presently!
66.	Carrie S	Syracuse, NY	I'd like to keep Westcott as a residential neighborhood. I worry about congestion as well.
67.	Jessica S	Syracuse, NY	The amount of beautiful homes being turned into student rentals in the University neighborhood is ridiculous. As a 30 year resident, I have seen SU creep further and further into our lovely family neighborhood and it's noticeably changed the dynamic. What was once a multigenerational house across the street from me is now being turned into a 5 student residence. That is not what I want to be surrounded by as I raise my family. This area should be about stability, family, and community; not transients who generally do not care about the well-being of the neighborhood.
68.	Andy L	Syracuse, NY	I'm not against all landlords, and I'm not against all off-campus students. I think it's an admirable part of life in America to have sometimes under-resourced young people from all over the world in our neighborhood — setting their sites upon professional-class careers, and coming to Syracuse to make it happen. To the extent that they finish growing up in Syracuse, and <i>(continues on next page)</i>

	Name	From	Comments
68.	Andy L	Syracuse, NY	<p><i>(continued from previous page)</i></p> <p>learn to live responsibly alongside others, I think that's a great thing. We all had to go through it.</p> <p>And I think it's an admirable part of life in America to have a class of entrepreneurs working their tails off to lodge students in a safe, legal, market-attractive, and profitable manner. Many landlords on the East Side are under tremendous "market" pressure to do an excellent job, from the point of view of their renters, and I'm betting they perform far better than landlords on every other side of town. But that's not exactly the gold standard for performance. The problems crop up in all the places where the system breaks down. And these are problems not just for the current or future neighborhood.</p> <p>Despite vociferous protests from certain outspoken landlord representatives, investment-minded owners are "not" under tremendous pressure from City Hall to do the right thing — for the neighborhood or for their tenants. If anything, in many areas it's become a lawless free-for-all where everybody loses — the tenants, the neighborhood, would-be owner/occupants, the tax base — except the landlords. We have seen properties that have devolved to the point where they've been taken over by squatters — the police and codes, for months on end, wholly incapable of doing anything productive.</p> <p>Every year, we see residential basements converted into openly run illegal and frankly dangerous night clubs. We have had friendly conversations with tenants who have no clue as to the basics: which night is garbage night; how garbage should be packaged; what the local recycling rules are; how odd/even parking works, and why it's important; and who will be on top of shoveling their sidewalk when winter comes. (No, that's not all on the landlords.)</p> <p>And we know that the number of rental properties with unpermitted, unassessed improvements is out of hand — finished attics, basement bedrooms, conversions for extra bathrooms, extra bedrooms, paved lawns, and so on. So much so that we've completely lost the theoretical fairness beneath the system of property taxation. And so much so that we're losing the balance between landlord/investor property and occupant/investor property. Owner/occupants (not all) are generally taxed for what they have. Landlords (not all) are generally taxed for what was once there, but their income flows from renting additional tax-free space. It's the worst kind of unwritten tax break, subsidizing those who scoff at the rules, and discouraging the alternative investment of owner/occupancy.</p> <p>The East Side's special district layer of protection doesn't cover everything and doesn't cover every area. But it's totally unaccountable that the current draft of ReZone simply</p> <p><i>(continues on next page)</i></p>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
68.	Andy L	Syracuse, NY	<i>(continued from previous page)</i> eliminates it wholesale — instead of actually fixing those places where the system has been long known to be broken.
69.	David B	Syracuse, NY	
70.	Karen W	Syracuse, NY	
71.	Jean V	Syracuse, NY	The neighborhood keeps the students safe and the neighborhood keeps the university surroundings looking neat and clean. The neighborhood is a thriving, vital part of the city and the school district.
72.	Elizabeth M	Syracuse, NY	
73.	Tracy H	Syracuse, NY	I would like to live in a residential community and this would make it a more commercial area.
74.	Suren M	Syracuse, NY	
75.	Kate C P	Syracuse, NY	I value the stability of my (mostly) owner-occupied street/neighborhood and the relationships my family has developed with our neighbors.
76.	Jeremy D	Syracuse, NY	
77.	Bonnie R	Syracuse, NY	
78.	Diane M	Syracuse, NY	
79.	Richard K	Syracuse, NY	I live where I live because it is a residential neighborhood with a long cultural history. I am opposed to any development that alters the character of my neighborhood.
80.	Rocco F	Syracuse, NY	I live in this neighborhood.
81.	mckenney d	Syracuse, NY	I live in this neighborhood
82.	Christopher K	Syracuse, NY	
83.	Bob S	Syracuse, NY	The increasing creep of the university, including the wanton destruction of entire homes, is an unwelcome development to many of us that live in this thriving and historic neighborhood. The greater Westcott area has been a residential hub for over a century, where families and students have lived in a rather harmoniously balanced ecosystem for decades. This balance will be severely altered, if not destroyed, by this wholly unnecessary and myopic zoning change. I, and most of my neighbors, are very much against this. This change benefits no one except landlords who, buy in large, take their profits out of our community. The Common Council needs to stand up to this money grab. You work for us, the taxpayer HERE, not for slumlords, absentee landlords, or for Syracuse University.
84.	Ken H	Syracuse, NY	We love our Westcott/University neighborhood as it is and have already seen too much commercial development and uncaring absentee landlords.
85.	Allen K	Syracuse, NY	
86.	Marilyn Z	Syracuse, NY	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
87.	Yvonne E	Syracuse, NY	Born and raised here...live and work in neighborhood want to see these properties stay residential.
88.	Lynn B	Syracuse, NY	I have lived in and near this neighborhood for 35 years. It's a gem and needs to remain as it is.
89.	Laura N	Syracuse, NY	This reZone has the potential to drastically and adversely change the dynamics of the Westcott neighborhood.
90.	Danita E	SyracuseSyracuse, NY	
91.	Patrick T	Syracuse, NY	
92.	Rosalyn V	Syracuse, NY	I have lived in the University neighborhood for over 40 years and have always seen a need for some guardrails on property usage. I have seen many properties changed to become, essentially, unsellable or unusable, after they have been rented and abused for years. Density and parking have always been problematic in the neighborhood.
93.	Tree F	Syracuse, NY	I moved to the Westcott Neighborhood in the 70's. I raised my children and bought a house here. I chose to live in a diverse urban neighborhood that I have felt to be "community." Syracuse University is a part of this city as well as adjacent area that has continued to expand and sprawl. I feel the quality of life and the local heritage has been negatively affected. Before moving forward with any rezoning changes there needs to be much more dialogue.
94.	Mark S	Syracuse, NY	We need a stable and balanced neighborhood that welcomes students but keeps long term residents.
95.	Katie S	Syracuse, NY	
96.	John B	Syracuse, NY	I live in the university area and have rental properties around. I don't want to see my neighborhood turned into a commercial district
97.	Carol B	Syracuse, NY	I bought a house in the SEUNA neighborhood 34 years ago. Owner/occupants have been replaced with real estate investors and the City has done very little to address the deteriorating quality of life. Please help us!
98.	Graham L	Syracuse, NY	I live in this neighborhood
99.	Susann S	Syracuse, NY	I have lived in the Westcott community for 35 years - first as a renter and for the past 20 years as a homeowner. I am an alumni of SU and have been employed there for the past 25 years. The recent changes to the university area/east side have been rapid and not without problems. I know of several people who have wanted to purchase a house in the area but have been unable to outbid the absentee landlords who swoop in with all cash offers way over the asking price. This has changed the diversity of the neighborhood so it is becoming an unpleasant place to live. The mega luxury <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
99.	Susann S	Syracuse, NY	<i>(continued from previous page)</i> student rentals has priced working folks and lower income and local students out of the area. A pause is needed to really explore the direction that the neighborhood is moving. SU can not be allowed to just take over the entire area.
100.	James S	Syracuse, NY	Preservation of Landmark Historic Properties will be difficult if not impossible if these rules are changed, which will be detrimental to the entire historic neighborhood.
101.	Alicia E	Syracuse, NY	This is a residential neighborhood that SU and outside investors have been buying up property as much as possible to profit off of rentals, raising the rent to astronomical numbers. There does not need to be commercial zoning or any more student based apartments in Westcott area. Keep them on campus or any of the multiple large apartments dedicated to students
102.	Amelia B	SYRACUSE, NY	Too much of the Eastside/University neighborhood has already been turned into student housing. Between the houses they've torn down to make way for giant corporate housing structures, to the large old historical houses once owned by the industrial leaders of Syracuse that have since been turned into low-rent off campus housing. Syracuse has a huge issue with homelessness, and continuing to allow these homes to be torn down or taken over by corporations will only continue to drive the homeless population in the wrong direction. We don't need more structures built for people who will only live in them for a few months out of the year. We don't need more places that only allow you to rent by the room, is you attend one of the local colleges, or charge you \$2k a month. We need housing for our everyday citizens and rezoning in a way that will allow more of the "student housing" or other commercial real estate in place, it will only continue to drive this city down and continue to tell our citizens that we care more about those who come to visit than those who choose to make our city what it is.
103.	Carole R	Syracuse, NY	
104.	Debra B	Syracuse, NY	Too many family homes have been lost to investment rentals. This is no longer the neighborhood I moved into. We need to maintain a balance.
105.	Rummel E	Syracuse, NY	Because our neighborhood has to put people ahead of profits
106.	Bob D	Syracuse, NY	
107.	Jacki B	Syracuse, NY	
108.	Anne L	Syracuse, NY	
109.	Susan R	Syracuse, NY	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
110.	Toni G	Syracuse, NY	I live in the neighborhood. It is filled with beautiful old homes — the ones that haven't been chopped up and filled with students. Neighborhoods are crucial to the health of the city. Commercial zoning will carve up a unique community that we are very proud of.
111.	Peter B	Syracuse, NY	We've invested 43 years in this neighborhood and don't want to be driven out by profiteering landlords
112.	Annie H	Syracuse, NY	
113.	Lynne O	Syracuse, NY	I reside in the area that would be effected. There are already Rental homes that are being parcelled up despite the current Special Designation. We need to maintain the residential feeling to the community & embed the off-campus students into the community -not embed the residents into the campus. Most students do not have the investment in the community that resident owners have.
114.	Oceanna F	Syracuse, NY	
115.	Steven S	Syracuse, NY	I am resident of this area, and the residential owner-occupied nature of our segment of the population is critical to the neighborhood retaining neighborhood character. Council must revisit this change before passing this ReZone project.
116.	Michael M	Syracuse, NY	
117.	Lee K	Syracuse, NY	I am a University Neighborhood resident and advocate for our neighborhood schools, and I am excited for many of the changes coming with rezone. However I support SEUNA's push for measures proposed by the city-county planning agency and I hope the council will give them further consideration. Please don't take our neighborhood for granted.
118.	Kelly P	Syracuse, NY	
119.	Eric G	SYRACUSE, NY	
120.	Melissa M	Syracuse, NY	
121.	John A	Syracuse, NY	
122.	Brenda G	Syracuse, NY	Please preserve the University Neighborhood Special District and certificate of suitability requirements for the preservation of our neighborhood and for the safety of student renters.
123.	Katherine R	syracuse, NY	keeping neighborhoods
124.	BRIAN B	SYRACUSE, NY	
125.	Rebecca S	Syracuse, NY	
126.	Cathy H	Syracuse, NY	
127.	Judith M	Syracuse, NY	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
128.	Moira M	Syracuse, NY	Please consider revisiting the protections provided by requiring a Certificate of Suitability in the University Neighborhood Special District.
129.	Patricia D	Syracuse, NY	I want to preserve the older residential areas of Syracuse as residential in use.
130.	Robert H	Syracuse, NY	Solely for the preservation of this fine neighborhood. There needs to be a balance between rental and owner occupied residences. Right now, from what I see, I believe it is decidedly tipping to the side of the absentee owner-landlord. Additionally, my property taxes went up after the house next door to me was sold for a very high price to an absentee landlord. Very unreasonable even though I like living here and have no plans on moving.
131.	Matthew F	Syracuse, NY	Long time owner in the University neighborhood and I have concerns about the out of town landlords, the quality of the rentals, the ability for families to purchase in the area as we did years ago. I've lived among interspersed rentals for the better part of twenty years. When I moved in either side of me was owner occupied. Now both are rentals. I'm lucky that the landlords are local and generally care about the properties. I'm concerned about the landlords who do not care and attempt to shoehorn students in.
132.	Duane G	Syracuse, NY	
133.	Melissa F	Syracuse, NY	We bought in the neighborhood 15 yrs ago because of proximity to Ed Smith, Barry Park, Petit library/Westcott amenities, and ESF. It is incredibly sad that young families can't afford to purchase homes/be homeowners in this neighborhood with house prices driven up by how much rent can be realized via carving up a home and renting it to as many tenants as possible... and unhappily, now many landlords are now out of state/absentee investors/LLCs (SYR recently made another top 10 list! for being a lucrative rental market). As might be imagined, some of these investors/landlords aren't managing their properties in sustainable/positive ways - so even students renting them are being negatively impacted, leading to a spiral of houses not being cared for and neighborhood degradation. It is absolutely worth the time for our common council to carefully consider points raised in this petition - to get Rezone right.
134.	Eileen E	Syracuse, NY	We need to keep our residential neighborhood
135.	Darle B	Syracuse, NY	I want to continue to live in a real neighborhood, not an extended dorm.
136.	Mary R	Syracuse, NY	My neighborhood
137.	Ediverto G	PANORAMA CITY, CA	
138.	Cynthia J	Syracuse, NY	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
139.	Mark R	Syracuse, NY	It's important to preserve the character of the neighborhood as a family friendly residential area
140.	Brigit B	Syracuse, NY	The students and academic community bring diversity and creativity to the Wescott Nation but this is first and foremost a residential neighborhood with a long history and a great deal of community pride. Lifelong residents have no desire to become a commercial subsidiary of SU..
141.	Miriam S	Syracuse, NY	
142.	Karina v	Syracuse, NY	Keeping and bringing young and diverse people, families, house owners and renters into the neighborhood who are interested in maintaining houses and a residential neighborhood that includes students but is not taken over by commercial landlords and companies whose first and foremost interest is profit.
143.	Manu (Munir) S	Hamilton, ca	
144.	Lena D	Syracuse, NY	
145.	Katherine F	Syracuse, NY	I'm a neighborhood homeowner. We need to preserve what makes our area precious. Once it's gone . . . .
146.	Erin F	Camillus, NY	
147.	David C	Syracuse, NY	Some ordinances need to be in place to maintain the character of the neighborhood, including the beautiful homes and 1/2 family density. Diversity of neighborhood is wonderful and the houses are beautiful.
148.	Michele W	Syracuse, NY	
149.	Austin P	Syracuse, NY	
150.	Nadya E	syracuse, NY	
151.	Gary Q	Syracuse, NY	We already deal with parking issues caused by non permit bedroom additions. Making this process easier will not improve the area.
152.	Jean M	Syracuse, NY	We need to preserve what makes this a beautiful neighborhood for all not just student housing.
153.	Mark S	Syracuse, NY	Student rental slum lords are out of control.
154.	Evelyn C W	Syracuse, NY	SU is becoming SU Eastside Projects
155.	Leila D	Syracuse, NY	
156.	MacKenzie W	Syracuse, NY	
157.	Pam W	Syracuse, NY	to maintain the balanced character of the neighborhood
158.	Bryan O	Carrollton, TX	
159.	Galyn M	Syracuse, NY	Regulation and monitoring of the development of student rental housing needs to continue
160.	Ericka S	Springfield, MA	
161.	Holly A	Jordan, NY	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
162.	Penelope P	Syracuse, NY	I grew up in Syracuse and now work at Syracuse University. The surrounding neighborhood should be carefully preserved so that it serves students, renters, and homeowners with long standing ties and commitments to the community.
163.	Diane M	Syracuse, NY	I live in this district and we need to maintain rights and privileges already bestowed
164.	Michelle G	Hewlett, NY	I grew up in this area and hate to see S.U. And its investors encroach upon neighborhood boundaries.
165.	Rocco F	Syracuse, NY	I live in this neighborhood and I think the way the city and University are allowing landlords to take advantage of students and locals is disgusting at best.
166.	Michelle N	Syracuse, NY	
167.	Kathryn I	Gulfport, MS	
168.	Lynda H	Syracuse, NY	I live here and believe there's plenty of student residences already available. Residential neighborhoods are critical to the value of living in the area
169.	Judy S	Syracuse, NY	I helped work very hard to get this legislation passed! It's valuable! Don't strip away protections!
170.	Christopher P	Syracuse, NY	
171.	Suzanne S	Syracuse, NY	
172.	Eric J	Syracuse, NY	
173.	Michael R	Syracuse, NY	Preserve the diversity of the neighborhood.
174.	Cath N	Syracuse, NY	Living in this neighborhood makes evident the need to preserve the certificate of suitability. I urge that the requirement be preserved as the new zoning is implemented.
175.	Tula G	Syracuse, NY	
176.	Robert H	Syracuse, NY	
177.	Maura A	Syracuse, NY	
178.	Jack G	Syracuse, NY	I want them to get it right.
179.	Glyn m	Syracuse, NY	
180.	Nancy S	Syracuse, NY	
181.	Rod L	Syracuse, NY	
182.	Rebecca S	Syracuse, NY	
183.	Laurel M	Syracuse, NY	The Camus community benefits from a true neighborhood and The Westcott and surrounding areas are being compromised by too fast a move regarding housing. Both public and private interests matter. Students, faculty, staff and others who live in these areas need safe housing, thought out public planning and a voice in changes to their neighborhoods.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
184.	Sharon N	Syracuse, NY	I think the changes proposed for the SU Neighborhood will lead to more families and low income people being priced out of the neighborhood to say nothing about only worsening the quality of life issues such as noise, inadequate parking, trash, etc. that have been problems for years.
185.	Aileen G	Syracuse, NY	Owner-occupants invest in this neighborhood as much as landlords. Keep the neighborhood balanced.
186.	Virginia F	syracuse, NY	Proximity to student housing
187.	Maureen B	Syracuse, NY	Regulation is needed to help insure safe housing and a balance of good housing options.

State Environmental Quality Review  
Notice of Completion of Draft / Final EIS

Project Number \_\_\_\_\_

Date: 11/7/22

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A  Draft or  Final (check one) Environmental Impact Statement has been completed and accepted by the City of Syracuse Common Council as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until \_\_\_\_\_

**Name of Action:**

ReZone Syracuse - Proposed City of Syracuse Zoning Ordinance and Map

**Description of Action:**

The action involves the adoption of a comprehensive revision of the City of Syracuse's Zoning Ordinance and Map, which is classified as a Type I action. The ReZone Project is a complete redrafting of the City of Syracuse Zoning Ordinance. This effort includes significant renaming of zones and their requirements and applies to every parcel in the City. The ordinance also includes design standards which are meant to codify good practices as well as ameliorate development within the City. The process includes mapping and zoning sensitive to environmental features within the City. The Common Council, as lead agency, has prepared a Final Generic Environmental Impact Statement to further evaluate any associated impacts.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The project will apply to the entire City of Syracuse.

**Potential Environmental Impacts:**

Potential impacts associated with the proposed Project are identified in the Full Environmental Assessment Form and/or Final Scope, evaluated in the Draft/Final GEIS, and include the following: land; flooding; plants and animals; aesthetic resources; historic and archeological resources; transportation; and consistency with community character. Additionally, the Lead Agency determined that while the project would not result in significant impacts on the following areas, they are nevertheless addressed in the Draft/Final GEIS: energy; noise, odor and light; human health; consistency with community plans; climate change; and zoning equity. These impacts have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3).

**A copy of the Draft / Final EIS may be obtained from:**

Contact Person: Mr. Daniel Kwasnowski - Zoning Administrator

Address: 201 East Washington Street, Syracuse, NY 13202

Telephone Number: 315-448-8640

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Syracuse

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

**Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).**



# DIVISION OF CITY PLANNING

CITY OF SYRACUSE, MAYOR BEN WALSH

October 20, 2022

**Owen Kerney**  
Assistant Director

Ms. Patricia K. McBride  
City Clerk  
Room 231, City Hall  
Syracuse, New York 13202

**Re: Legislation Request for the Common Council to Accept the Final Generic Environmental Impact Statement (FGEIS) Document for ReZone Syracuse - A Citywide Zoning Update pursuant to SEQRA.**

Dear Ms. McBride:

Please prepare legislation authorizing the Common Council to approve the attached Final Generic Environmental Impact Statement (FGEIS) regarding the potential environmental impact of a new comprehensive Zoning Ordinance pursuant to the State Environmental Quality Review Act (SEQRA).

The Draft Generic Environmental Impact Statement (DGEIS) was approved by the Common Council on August 1, 2022, and they held a public hearing on August 22, 2022. The public comments were received from August 1, 2022, through October 2, 2022.

The SEQRA FGEIS action in summary:  
*The City of Syracuse is proposing to adopt a new Zoning Ordinance and map to replace, in its entirety, the existing City of Syracuse Zoning Rules and Regulations, as amended, and its accompanying map.*

**Division of City Planning**  
201 E. Washington St.  
City Hall Commons,  
Room 512  
Syracuse, N.Y. 13202  
  
Office 315 448 8160  
[www.syr.gov.net](http://www.syr.gov.net)

Please contact me with any questions.

Sincerely,

Owen Kerney  
City Planning Division

**ORDINANCE AMENDING ORDINANCE NO. 100-2022 AUTHORIZING A TAX EXEMPTION AGREEMENT BETWEEN THE CITY OF SYRACUSE AND A HOUSING DEVELOPMENT CORPORATION TO BE KNOWN AS CREEKSIDE LANDING HOUSING DEVELOPMENT FUND CORPORATION (THE "COMPANY") FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, AND OPERATING FIFTY-TWO (52) AFFORDABLE HOUSING UNITS TO BE SCATTERED AMONG THE THIRTY (30) PROPERTIES LISTED IN THIS ORDINANCE**

BE IT ORDAINED, that Ordinance No. 100-2022 is hereby amended to read as follows:

WHEREAS, Housing Visions Unlimited is creating a domestic not-for-profit corporation pursuant to Section 573 and Section 577 of Article XI of the New York Private Housing Finance Law (the "Act") and Section 402 of the New York State Not-for-Profit Corporation Law to be known as Creekside Landing Housing Development Fund (the "Company"); and

WHEREAS, the Company is being formed for the purpose of the acquisition, construction and operation of fifty-two (52)\* affordable housing units that will be scattered among the following properties:

- 208 West Beard Avenue (Tax Map No. 084.-26-23.0);
- 210½ West Beard Avenue, (Tax Map No. 084.-26-24.0);
- 307 West Beard Avenue, (Tax Map No. 084.-25-03.0);
- 309 West Beard Avenue, (Tax Map No. 084.-25-02.0);
- 311 West Beard Avenue, (Tax Map No. 084-25-01.0);
- Portion of 515 West Colvin Street, (Tax Map No. 078.-07-07.0);

- 521-523 West Colvin Street, (Tax Map No. 078.-07-06.0);
- 527 West Colvin Street, (Tax Map No. 078.-07-05.0);
- Portion of 1409-1411 Midland Avenue, (Tax Map No. 084.-25-28.0);
- 1413-1415 Midland Avenue, (Tax Map No. 084-25-27.0);
- 1419 Midland Avenue, (Tax Map No. 084.-25-26.0);
- 1425 Midland Avenue, (Tax Map No. 084.-25-25.0);
- 1429 Midland Avenue, (Tax Map No. 08.-25-24.0);
- 1506-1508 Midland Avenue, (Tax Map No. 078.-07-08.0);
- 1510 Midland Avenue, (Tax Map No. 078.-07-09.0);
- 1512-1514 Midland Avenue, (Tax Map No. 078-07-10.0);
- 1522-1524 Midland Avenue, (Tax Map No. 078.-07-11.0)
- 1526-1528 Midland Avenue, (Tax Map No. 078.-07-12.0);
- Portion of 414-416 West Onondaga Street, (Tax Map No. 096.-14-07.0);
- 308 Shonnard Street, (Tax Map No. 097.-04-50.1);
- 310 Shonnard Street, (Tax Map No. 097.-04-52.1);
- 312 Shonnard Street, (Tax Map No. 097.-04-53.1);
- 314 Shonnard Street, (Tax Map No. 097.-04-54.1); and

(the “*Properties*”)\*\*; and

WHEREAS, in order to enable the Company to operate the Properties, Housing Visions Unlimited has requested that the City of Syracuse, pursuant to the Act, grant a real property tax exemption for the Properties on which the affordable units are to be scattered, and enter into a tax exemption agreement (the “*Agreement*”) with the Company; NOW, THEREFORE,

BE IT ORDAINED, contingent upon there being no money due and owing to the City of

Syracuse by Housing Visions Limited, that a real property tax exemption for the Properties pursuant to the Act, is hereby authorized; and

BE IT FURTHER ORDAINED, that the Properties shall be fully exempt upon the tax rolls of the City of Syracuse from all ad valorem real property taxes, but shall not be exempt from special assessments or other municipal and school district charges; and

BE IT FURTHER ORDAINED, that once the Company is formed, the Mayor, on behalf of the City of Syracuse, be and he is hereby authorized to enter into the Agreement with the Company, for the Properties; and

BE IT FURTHER ORDAINED, that in consideration for the City granting the Company a real property tax exemption for the Properties and entering into the Agreement, the Company shall make payments to be calculated each year based upon the Standard Shelter Rent Formula equal to ten percent (10%) of annual gross revenues minus utilities or \$33,000, whichever is greater; and of the difference of the gross rent minus utilities multiplied by 10% or \$64,000.00, whichever is greater; and

BE IT FURTHER ORDAINED, that the Company will be required to provide an annual accounting of the gross rents and utilities to the City of Syracuse Finance Department; and

BE IT FURTHER ORDAINED, that the Agreement shall take effect on the first taxable status date following the completion of the first unit, that the Agreement shall be for a term of fifteen (15) years and shall contain such other terms and conditions as shall be determined by the Corporation Counsel to be in the best interest of the City of Syracuse.

\_\_\_\_\_ = new material

\*previously read sixty-six (66)

\*\* the Properties previously included the following:

- 234-236 West Brighton Avenue, (Tax Map No. 077.-21-27.1);
- 248-250 West Brighton Avenue, (Tax Map No. 077.-21-30.2);
- 238 West Colvin Street, (Tax Map No. 084.-24-35.1);
- 183 West Lafayette Avenue, (Tax Map No. 076.-02-04.1);
- 189 West Lafayette Avenue, (Tax Map No. 076.-02-03.1);
- 509 Seymour Street, (Tax Map No. 097.-04-19.1);
- 122 Wood Avenue, (Tax Map No. 084.-23-33.1).



# DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 26, 2022

**Matthew D. Oja**  
Commissioner

**Ann E. Gallagher**  
First Deputy  
Commissioner  
Director of Operations

Patricia K. McBride  
City Clerk  
230 City Hall  
Syracuse, New York 13202

**Re: Request for Legislation – Amendment of Ordinance No. 100-2022**

Dear Ms. McBride:

The Department of Assessment requests that Ordinance Number 100 of 2022 be corrected to reflect a change in the properties to be included under the agreement.

The initial agreement authorized by Ordinance No. 100-2022 allowed the City of Syracuse to enter into a tax exemption agreement pursuant to Section 573 and Section 577 of Article 11 of the New York State Private Housing Finance Law and Section 402 of the New York State Not-For-Profit Corporation Law with a Housing Development Corporation to be formed by Housing Visions Unlimited, to be known as the Creekside Landing Housing Development Fund Corporation (the "Corporation").

Under the terms of that prospective agreement, the Corporation was authorized to construct 66 units of affordable housing and benefit from a fifteen (15) -year exemption term under which payments to the City would be calculated each year based on the standard shelter rent formula equal to (a) ten percent (10%) of annual gross revenues minus utilities or (b) \$33,000, whichever is greater (this exemption is exclusive of special assessment or charges, which would still be due).

Under the revised agreement now contemplated, the Corporation would be authorized to construct 52 units of affordable housing. The properties to be included in this agreement are as follows:

**Department of  
Assessment**  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

- 208 West Beard Avenue (Tax Map No. 084.-26-23.0);
- 210½ West Beard Avenue, (Tax Map No. 084.-26-24.0);
- 307 West Beard Avenue, (Tax Map No. 084.-25-03.0);
- 309 West Beard Avenue, (Tax Map No. 084.-25-02.0);
- 311 West Beard Avenue, (Tax Map No. 084-25-01.0);
- Portion of 515 West Colvin Street, (Tax Map No. 078.-07-07.0);
- 521-523 West Colvin Street, (Tax Map No. 078.-07-06.0);
- 527 West Colvin Street, (Tax Map No. 078.-07-05.0);
- Portion of 1409-1411 Midland Avenue, (Tax Map No. 084.-25-28.0);

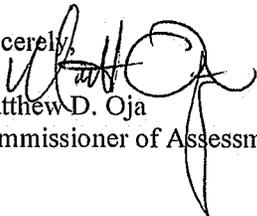
- 1413-1415 Midland Avenue, (Tax Map No. 084-25-27.0);
- 1419 Midland Avenue, (Tax Map No. 084.-25-26.0);
- 1425 Midland Avenue, (Tax Map No. 084.-25-25.0);
- 1429 Midland Avenue, (Tax Map No. 08.-25-24.0);
- 1506-1508 Midland Avenue, (Tax Map No. 078.-07-08.0);
- 1510 Midland Avenue, (Tax Map No. 078.-07-09.0);
- 1512-1514 Midland Avenue, (Tax Map No. 078-07-10.0);
- 1522-1524 Midland Avenue, (Tax Map No. 078.-07-11.0)
- 1526-1528 Midland Avenue, (Tax Map No. 078.-07-12.0);
- Portion of 414-416 West Onondaga Street, (Tax Map No. 096.-14-07.0);
- 308 Shonnard Street, (Tax Map No. 097.-04-50.1);
- 310 Shonnard Street, (Tax Map No. 097.-04-52.1);
- 312 Shonnard Street, (Tax Map No. 097.-04-53.1); and
- 314 Shonnard Street, (Tax Map No. 097.-04-54.1).

This amendment excludes the following properties initially included in the terms of the previous ordinance: to the City would be calculated each year based on the standard shelter rent formula equal to (a) ten percent (10%) of annual gross revenues minus utilities or (b) \$33,000, whichever is greater.

- 234-236 West Brighton Avenue, (Tax Map No. 077.-21-27.1);
- 248-250 West Brighton Avenue, (Tax Map No. 077.-21-30.2);
- 238 West Colvin Street, (Tax Map No. 084.-24-35.1);
- 183 West Lafayette Avenue, (Tax Map No. 076.-02-04.1);
- 189 West Lafayette Avenue, (Tax Map No. 076.-02-03.1);
- 509 Seymour Street, (Tax Map No. 097.-04-19.1); and
- 122 Wood Avenue, (Tax Map No. 084.-23-33.1).

All other portions of the item shall remain the same.

Sincerely,



Matthew D. Oja  
Commissioner of Assessment

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE  
APPROPRIATION OF \$444,400 OF THE  
AMERICAN RESCUE PLAN ACT OF 2021  
(ARPA) FUNDS RECEIVED BY THE CITY OF  
SYRACUSE TO BE USED BY THE  
DEPARTMENT OF NEIGHBORHOOD AND  
BUSINESS DEVELOPMENT TO ESTABLISH A  
ONE STOP DBE REVOLVING LOAN FUND**

BE IT ORDAINED, that this Common Council hereby appropriates the sum of \$444,400 of the American Rescue Plan Act of 2021 (ARPA) Funds received by the City of Syracuse to an account to be determined by the Commissioner of Finance for the Department of Neighborhood and Business Development; said funds are to be used to enter into an agreement with Syracuse Economic Development Corporation (SEDCO) to establish and maintain revolving loan fund to provide financial capital to support designated Disadvantage Business Enterprises (DBE), known as a DBE One Stop Initiative, in Syracuse, in the manner provided by law; and

BE IT FURTHER ORDAINED, that an amount not to exceed 10% of the total funding will be used by SEDCO to support administrative costs related to project management.

Ordinance No.

2022

**ORDINANCE AUTHORIZING AN AGREEMENT WITH SYRACUSE ECONOMIC DEVELOPMENT CORPORATION (SEDCO) FOR THE DEPARTMENT NEIGHBORHOOD AND BUSINESS DEVELOPMENT TO ESTABLISH A ONE STOP DBE REVOLVING LOAN FUND**

BE IT ORDAINED, that the Mayor be and he hereby is authorized to execute an agreement with Syracuse Economic Development Corporation (SEDCO) relative to implementing a revolving loan fund to provide financial capital to support designated Disadvantage Business Enterprises (DBE), known as a DBE One Stop Initiative, in Syracuse by administering the \$444,400.00 in ARPA funds for the DBE One Stop Initiative on behalf of the City of Syracuse; and

BE IT FURTHER ORDAINED, that an amount not to exceed 10% of the total funding will be used by SEDCO to support administrative fees related to project management; and

BE IT FURTHER ORDAINED, that the agreement shall be subject to the approval of the Corporation Counsel as to terms, form and execution; and

BE IT FURTHER ORDAINED, that upon execution of the aforementioned agreement, the ARPA funds will be expended, subject to the approval of the Commissioner of Finance.



# DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 26, 2022

**Commissioner**  
Michael Collins

**Deputy Commissioner of Neighborhood Development**  
Michelle Sczpanski

**Deputy Commissioner of Business Development**  
Eric Ennis

Patricia McBride, City Clerk  
Office of the City Clerk  
Room 231, City Hall  
Syracuse, NY 13202

**Re: Legislation Request – Authorize Use of ARPA Funds for Creation of SEDCO One Stop DBE Revolving Loan Fund**

Dear Ms. McBride,

Please prepare legislation for the November 7, 2022 meeting of the Syracuse Common Council authorizing \$444,400 in American Rescue Plan Act (ARPA) funds to establish a revolving loan fund to provide financial capital to support designated Disadvantage Business Enterprises (DBE's) known as the *DBE One Stop Initiative*, and to enter into contract with the Syracuse Economic Development Corporation (SEDCO) to administer the fund.

SEDCO will work with the City of Syracuse and Onondaga County to implement the One Stop Initiative that is designed to recruit, assess, train, mentor and provide capital, while facilitating consistent work opportunities for minority-owned firms within the construction sector.

SEDCO will administer the funds on behalf of the City in its capacity as a not-for-profit local development organization to provide financial assistance to support business development in the City of Syracuse. SEDCO may use up to 10% of the award to cover administrative costs. The effective start date is January 1, 2023.

The funds will be available from an account to be designated by the Commissioner of Finance.

Sincerely,

Eric Ennis, Deputy Commissioner

**Department of Neighborhood & Business Development**  
201 E Washington Street  
Suite 600  
Syracuse, NY 13202

Office 315 448 8100  
Fax 315 448 8036

[www.syr.gov.net](http://www.syr.gov.net)

Cc: Michael Collins, NBD Commissioner  
Sharon Owens, Deputy Mayor  
Jen Tifft, Director of Strategic Initiatives



# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**Julie Castellitto**  
Assistant Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget   
**DATE:** October 21, 2022  
**SUBJECT:** Appropriation of Funds – Syracuse Economic Development Corporation (SEDCO)

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On behalf of the Department of Neighborhood & Business Development, I am requesting to appropriate funds in an amount not to exceed \$400,000 from the American Rescue Plan Act (ARPA) funds to the Syracuse Economic Development Corporation (SEDCO) to establish a revolving loan fund to provide financial capital to support designated Disadvantage Business Enterprises (DBE's) known as the DBE Stop Initiative.

SEDCO will work with the City of Syracuse and Onondaga County to implement the One Stop Initiative that is designed to recruit, assess, train, mentor and provide capital, while facilitating consistent work opportunities for minority-owned firms within the construction sector.

SEDCO will administer the funds on behalf of the City in its capacity as a not-for-profit local development organization to provide financial assistance to support business development in the City of Syracuse.

Please return this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh  
City of Syracuse, New York

10/26/22  
Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)



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## ARPA DBE One Stop Initiative Revolving Loan Fund

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Following inclusion within the City of Syracuse's funding priorities for the \$123 Million allocation from the American Rescue Plan Act (ARPA), the Syracuse Economic Development Corporation (SEDCCO) is proposing the following use of funds for a \$400,000 allocation designed to establish a revolving loan fund (RLF) to provide financial capital to support designated Disadvantage Business Enterprises (DBE's) in preparation for the impending \$2.2 Billion Interstate 81 infrastructure project. SEDCCO will work with the City of Syracuse and Onondaga County to implement the One Stop Initiative that is designed to recruit, assess, train, mentor and provide capital, while facilitating consistent work opportunities for minority-owned firms within the construction sector. The program will assist companies into growing profitable firms that represent our black and brown communities.

---

### **DBE ONE STOP INITIATIVE:**

**Purpose:** Assists companies in growing profitable firms that represent our black and brown communities. This One-Stop-Shop will recruit, assess, train, and provide capital while at the same time facilitate consistent work opportunities for DBE firms.

#### **Services Provided:**

- Pre-qualification/Assessment
  - Construction Management Training
  - Mentor-Protégé Relationship Building
  - Union Transition Assistance
  - Bonding and Insurance assistance
  - Certification DBE/MWBE
  - General business, organizational & professional skills development
  - Experience working on City and County projects
- 

### **ARPA 'ONE STOP INITIATIVE' REVOLVING LOAN FUND (RLF):**

**Purpose:** provide direct capital investment and financing to those firms enrolled and participating in the DEB One Stop Initiative.

#### **Eligibility Criteria:**

Only firms that are enrolled and participating in the DBE One Stop Initiative and have received the technical assistance and support will be considered eligible to receiving financial through the RLF.

#### **Proposed Loan Structure:**

- Maximum Loan Size: \$50,000
- Interest Rate: Between 1-2 %
- Term: Up to 3 Years (36 months)
- Use of Funds: working capital designed to cover expenses attributed to contracts and projects awarded to participating DBE firms in the building trades and infrastructure sectors.

**ORDINANCE AUTHORIZING AN AGREEMENT WITH THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION GRANTING PERMISSION TO ACCESS 500 HAWLEY AVENUE AND NORTH CROUSE AVENUE FOR PHASE II ENVIRONMENTAL TESTING**

WHEREAS, 500 Hawley Avenue and North Crouse Avenue (SBL 030.-03-01.0) (the “property”) (formerly Patrick’s Cleaners) is a suspected brownfield site; and

WHEREAS, the Greater Syracuse Property Development Corporation (“Land Bank”) has secured funding from the EPA to conduct a Phase II environmental analysis on the property; and

WHEREAS, the City of Syracuse (“City”) can seize the property for unpaid taxes and is authorized to transfer it to the Land Bank per Ordinance No. 463-2020; and

WHEREAS, the Land Bank seeks access to the property to conduct Phase II environmental testing prior to acquiring the property from the City to complete its due diligence requirements; and

WHEREAS, the Commissioner of Assessment has reviewed the proposal and recommends consideration of the same; NOW, THEREFORE,

BE IT ORDAINED, that this Common Council hereby grants permission to the Land Bank and its agents to access the 500 Hawley Avenue and North Crouse Avenue property for environmental testing (“work”) subject to the following conditions:

1. The Land Bank shall keep the City fully informed of its testing results.
2. That all work related to this permission shall have no cost to the City.
3. All excavation for said work is to be protected by suitable guards and signals both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.

4. The work shall be done so as not to interfere with abutting property owners and existing facilities in the existing roadways, if any. If any such property or facilities are interfered with or damaged, the Land Bank or its successors or assigns, shall be responsible therefor. Any work on existing City streets is subject to the normal permitting process of the Department of Public Works.
5. That the Land Bank its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$1,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance shall be submitted to the Office of Corporation Counsel, Room 300, City Hall, Syracuse, NY 13202; and

BE IT FURTHER ORDAINED, that the Mayor is hereby authorized to execute an Agreement with the Land Bank granting the Land Bank, its contractors and agents, permission to access the property in accordance with the conditions herein and such additional conditions as approved by the Corporation Counsel.



# DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

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October 27, 2022

**Matthew D. Oja**  
Commissioner

Patricia K. McBride  
City Clerk  
231 City Hall  
Syracuse, New York 13202

**Ann E. Gallagher**  
First Deputy  
Commissioner  
Director of Operations

**Re: Request for Legislation – Authorize an Agreement with the Greater Syracuse Property Development Corporation (“Land Bank”) Relative to 500 Hawley Avenue**

Dear Ms. McBride:

Please prepare legislation for the next regularly-scheduled Common Council meeting authorizing the City to enter into an agreement with the Greater Syracuse Property Development Corporation (the “Land Bank”) to allow the Land Bank’s employees and agents access to the property at 500 Hawley Avenue and North Crouse Avenue (SBL 030.-03-01.0) to prepare for and perform Phase II environmental field work at the property.

This property is the former Patrick’s Cleaners and is a suspected brownfield. The Land Bank has secured funding from the EPA to conduct the Phase II environmental analysis. The City intends to seize the property for unpaid real property taxes, allow the Land Bank and its agents to perform the Phase II field work and then sell the property to the Land Bank. The sale of the property to the Land Bank was previously authorized by Ordinance No. 463-2020.

During the course of the proposed agreement, which will expire on March 31, 2023, the Land Bank’s employees and agents anticipate using ground-penetrating radar and electromagnetic survey equipment, conducting soil borings, monitoring wells, and carrying out related work. Any subsurface waste generated by intrusive means will be removed from the property by the Land Bank’s agents prior to the expiration of the agreement.

There will be no cost to the City associated with the performance of the Phase II environmental analysis.

**Department of Assessment**  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Sincerely,

Matthew D. Oja  
Commissioner

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

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# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**Julie Castellitto**  
Assistant Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget  
**DATE:** October 26, 2022  
**SUBJECT:** Agreement – Greater Syracuse Property Development Corporation (“Land Bank”)

On behalf of the Department of Assessment, I am requesting the City enter into an agreement with the Greater Syracuse Property Development Corporation (the “Land Bank”) to allow the Land Bank’s employees and agents access to the property at 500 Hawley Avenue and North Crouse Avenue (SBL 030.-03-01.0) to prepare for and perform Phase II environmental field work at the property.

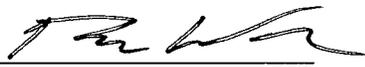
This property is the former Patrick’s Cleaners and is a suspected brownfield. The Land Bank has secured funding from the EPA to conduct the Phase II environmental analysis. The City intends to seize the property for unpaid real property taxes, allow the Land Bank and its agents to perform the Phase II field work and then sell the property to the Land Bank. The sale of the property to the Land Bank was previously authorized by Ordinance No. 463-2020.

During the course of the proposed agreement, which will expire on March 31, 2023, the Land Bank’s employees and agents anticipate using ground-penetrating radar and electromagnetic survey equipment, conducting soil borings, monitoring wells, and carrying out related work. Any subsurface waste generated by intrusive means will be removed from the property by the Land Bank’s agents prior to the expiration of the agreement.

There will be no cost to the City associated with the performance of the Phase II environmental analysis.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.

  
\_\_\_\_\_  
Mayor Ben Walsh  
City of Syracuse, New York

10/28/22  
Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

General Ordinance No.

2022

**ORDINANCE APPROVING A SPECIAL PERMIT  
FOR INDOOR AMUSEMENT AND  
RECREATION ON PROPERTY SITUATED AT  
333 SOUTH SALINA STREET**

BE IT ORDAINED, that the following resolution adopted by the City Planning Commission of the City of Syracuse on October 11, 2022, pursuant to Article V, Chapter 13, of the Charter of the City of Syracuse-1960, as amended, approving the application of Acropolis Center, LLC, owner, and Acropolis Center, LLC, applicant, for a special permit for Indoor Amusement and Recreation on property situated at 333 South Salina Street, Syracuse, New York, that had not previously been granted a special permit, pursuant to Part B, Section IV, Article 1, and Part C, Section IV, Articles 1 and 2 of the Zoning Rules and Regulations of the City of Syracuse, as amended, in the manner and upon the conditions stated, be and the same hereby is consented to and approved, namely:

A RESOLUTION APPROVING IN PART  
A SPECIAL PERMIT FOR INDOOR AMUSEMENT AND RECREATION  
ON PROPERTY SITUATED AT 333 SOUTH SALINA STREET

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 11<sup>th</sup> day of October, 2022, adopt the following resolution:

- WHEREAS, the applicant, Ryan Benz, is requesting a Special Permit for Indoor Amusement and Recreation on property situated at 333 South Salina Street pursuant to Part B, Section IV, Article 1 and Part C, Section IV, Articles 1 and 2 of the City of Syracuse Zoning Rules and Regulations, as amended; and
- WHEREAS, the City Planning Commission held a Public Hearing on the request on September 19 and October 11, 2022, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony; and
- WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and
- WHEREAS, the purpose of the proposal is to establish a live music entertainment venue in the basement of the building; and
- WHEREAS, the subject property is a regular-shaped, corner lot with 187.23 feet of frontage on South Salina Street and 132 feet of frontage on East Jefferson Street; and
- WHEREAS, the property lies within a Central Business District-Retail zoning district, as do the adjacent and neighboring properties to the north, south, east, and west; and
- WHEREAS, land use in the area consists primarily of commercial, retail, office, and residential uses; and
- WHEREAS, the "Syracuse Land Use and Development Plan" designates the character of this site, which lies within the Downtown neighborhood, as Urban Core with a Downtown Overlay; and
- WHEREAS, the hours of operation will be Monday through Sunday from 11:00 a.m. until 2:00 a.m., with a maximum of ten employees on premises at one time; and
- WHEREAS, the applicant submitted a floor plan (Sheet A000) dated June 17, 2022, which illustrates a main floor area of approximately 2,250 square feet with a four-foot high drink rail along two walls, a 26.25-foot by 19-foot raised platform, a green room, a bar area, and three restrooms; and
- WHEREAS, the applicant submitted an interior elevation plan (Sheet A401) dated June 17, 2022, which illustrates the raised platform with a height of 1'-9" and the drink rail with a height of 4'-0"; and

- WHEREAS, the applicant is proposing to install a 1.5-foot by 22.5-foot (33.75-square foot), illuminated wall sign 23 feet above the sidewalk facing East Jefferson Street as illustrated on Sheet G001; pursuant to Part C, Section VI of the City of Syracuse Zoning Rules and Regulations, as amended, the proposed use is not allowed any exterior signage; and
- WHEREAS, pursuant to Part C, Section VI, Article 2 of the City of Syracuse Zoning Rules and Regulations, as amended, where the provisions relating to a sign are inconsistent or conflicting, the more restrictive provisions shall apply; and
- WHEREAS, the proposed land use does not require any off-street parking pursuant to Part C, Section III, Article 1 of the City of Syracuse Zoning Rules and Regulations, as amended; and
- WHEREAS, the proposal deviates from Part C, Section IV, Article 13, paragraph C of the City of Syracuse Zoning Rules and Regulations, as amended, in that signs identifying individual uses shall not be located above the first floor; the applicant is proposing to install a wall sign 23 feet above the sidewalk; and
- WHEREAS, the proposal deviates from Part C, Section VI, Article 13, paragraph D of the City of Syracuse Zoning Rules and Regulations, as amended, in that signs shall have an area not in excess of one square foot for each foot of linear building street frontage of such use, and signs identifying uses which do not have street frontage may not be situated on the exterior of the building; the proposed use is located in the basement of the building and has zero linear feet of street frontage, as such, it is not allowed a sign; the applicant is proposing to install a 33.75-square foot sign to the exterior of the building; and
- WHEREAS, the proposal necessitates three waivers from Part C, Section VI, Article 13 of the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the Central Business District sign regulations; and
- WHEREAS, the applicant withdrew the proposed wall sign during the Public Hearing; and
- WHEREAS, the proposal was submitted to the City of Syracuse Departments of Engineering and Public Works for review; and
- WEHEREAS, the proposal was reviewed by the Onondaga County Planning Board pursuant to GML §239-1, m and n; and
- WHEREAS, pursuant to the New York State Environmental Quality Review Act, the City Planning Commission has reviewed the subject proposal, which is an Unlisted Action and has determined that it will have no significant environmental impact based on the limited magnitude of the proposal, and therefore has issued a negative declaration; and

WHEREAS, due consideration was given to the necessity, adequacy, and character of the proposed development, and vehicular and pedestrian circulation within the immediate vicinity; and

WHEREAS, the proposed use is so located as not to be detrimental to adjoining zoning districts and permitted uses; and

WHEREAS, the proposed use will not create hazardous or obnoxious conditions, and the public health, welfare, and safety will be protected; and

WHEREAS, the proposal was found to be in character with the adjoining land use;

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 11<sup>th</sup> day of October, 2022, APPROVE IN PART the request of Ryan Benz for a Special Permit for Indoor Amusement and Recreation on property situated at 333 South Salina Street pursuant to Part B, Section IV, Article 1 and Part C, Section IV, Articles 1 and 2 of the City of Syracuse Zoning Rules and Regulations, as amended;

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void;
3. Improvements to the subject property and its use shall be substantially in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
  - Cover and Signage Information (Sheet G001); Small Live Venue; Project Address: 115 East Jefferson St; prepared by: Kelly Marie Yahi, Registered Architect; dated: 6/17/22; scaled as noted;
  - Code Compliance Plan & Symbols (Sheet G101); Small Live Venue; Project Address: 115 East Jefferson St; prepared by: Kelly Marie Yahi, Registered Architect; dated: 6/17/22; scaled as noted;
  - Construction Plan (Sheet A000); Small Live Venue; Project Address: 115 East Jefferson St; prepared by: Kelly Marie Yahi, Registered Architect; dated: 6/17/22; scaled as noted;
  - Interior Elevations and Details (Sheet A401); Small Live Venue; Project Address: 115 East Jefferson St; prepared by: Kelly Marie Yahi, Registered Architect; dated: 6/17/22; scaled as noted;
  - Finish Legend & Finish Schedule (Sheet A701); Small Live Venue; Project Address: 115 East Jefferson St; prepared by: Kelly Marie Yahi, Registered Architect; dated: 6/17/22; scaled as noted;

4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;
5. Any exterior lighting of the subject proposal shall be designed, located and maintained so as to prevent any direct rays of light from shining beyond the boundaries of the subject property;

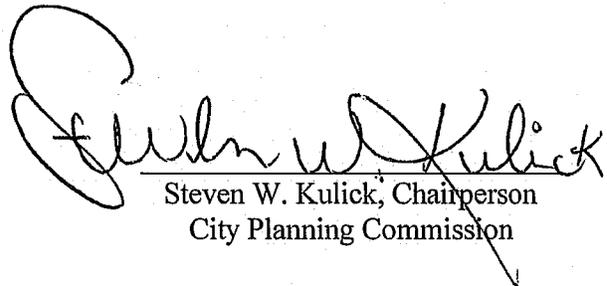
BE IT FURTHER RESOLVED that this Commission DOES NOT GRANT the requested waiver from Part C, Section VI, Article 13 of the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the sign regulations as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that the applicant shall abide by the hours of operation as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Code Enforcement Office;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this Special Permit shall be subject to revocation;

BE IT FURTHER RESOLVED that this resolution is subject to the consent and approval of the Common Council of the City of Syracuse.

  
Steven W. Kulick, Chairperson  
City Planning Commission

# SMALL LIVE VENUE

PROJECT ADDRESS:  
115 EAST JEFFERSON ST  
SYRACUSE NY 13201

TENANT CONTACT ADDRESS:  
90 ATTRACTIONS INC  
6464 RIDINGS ROAD

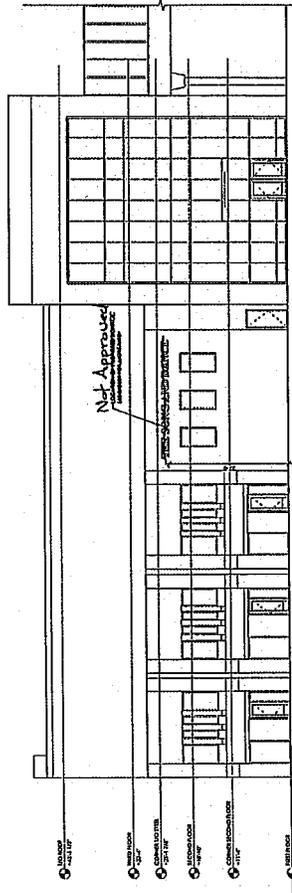
BUILDING OWNER ADDRESS:  
ACROPOLIS REALTY GROUP  
115 EAST JEFFERSON ST  
SYRACUSE NY 13201

## PERMIT SET



**DRAWING LIST**

NO.	DESCRIPTION
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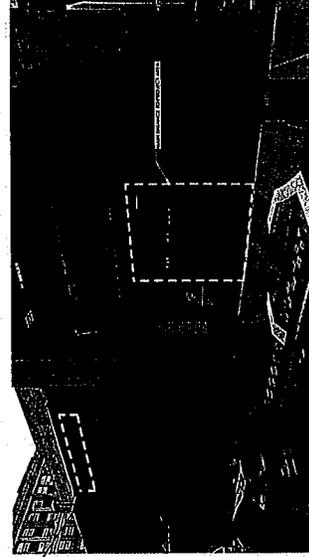
Not Approved

115 EAST JEFFERSON ST

EXTERIOR VIEW OF 115 EAST JEFFERSON STREET

115 EAST JEFFERSON ST

Not Approved



1 EXTERIOR VIEW OF 115 EAST JEFFERSON STREET

**dwv**  
ARCHITECTURE

115 EAST JEFFERSON ST  
SYRACUSE NY 13201

PROJECT INFORMATION

SMALL LIVE VENUE  
115 EAST JEFFERSON ST  
SYRACUSE NY 13201

COVER AND SIGNAGE INFORMATION



**dwg**  
 ARCHITECTURAL  
 12345 Main Street  
 Suite 100  
 Dallas, TX 75201  
 Phone: (214) 555-1234  
 Fax: (214) 555-5678  
 Email: info@dwg.com



PROJECT ADDRESS:  
 12345 MAIN STREET  
 DALLAS, TX 75201

DATE: 10/26/2023

SCALE: AS SHOWN

PROJECT NAME: [REDACTED]

PROJECT NUMBER: [REDACTED]

PROJECT PHASE: [REDACTED]

PROJECT STATUS: [REDACTED]

PROJECT LOCATION: [REDACTED]

PROJECT CLIENT: [REDACTED]

PROJECT ARCHITECT: [REDACTED]

PROJECT ENGINEER: [REDACTED]

PROJECT CONTRACTOR: [REDACTED]

PROJECT SUBMITTER: [REDACTED]

PROJECT DATE: [REDACTED]

PROJECT SHEET: [REDACTED]

PROJECT TOTAL SHEETS: [REDACTED]

PROJECT SCALE: [REDACTED]

PROJECT UNIT: [REDACTED]

PROJECT REGION: [REDACTED]

PROJECT COUNTRY: [REDACTED]

PROJECT LANGUAGE: [REDACTED]

PROJECT CURRENCY: [REDACTED]

PROJECT TIMEZONE: [REDACTED]

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PROJECT ELEVATION: [REDACTED]

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PROJECT AREA: [REDACTED]

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PROJECT FORCE: [REDACTED]

PROJECT PRESSURE: [REDACTED]

PROJECT TEMPERATURE: [REDACTED]

**GENERAL CONSTRUCTION NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODES (IRC).

2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE RELEVANT CODES.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT LOCAL, STATE AND FEDERAL REGULATIONS.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT SAFETY REGULATIONS.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT ENVIRONMENTAL REGULATIONS.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT HEALTH REGULATIONS.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT FIRE REGULATIONS.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT ACoustics REGULATIONS.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT VIBRATION REGULATIONS.

12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT LIGHTING REGULATIONS.

13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT MECHANICAL REGULATIONS.

14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT ELECTRICAL REGULATIONS.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT PLUMBING REGULATIONS.

16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT HEATING REGULATIONS.

17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT COOLING REGULATIONS.

18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT INSULATION REGULATIONS.

19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT WINDOW REGULATIONS.

20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT DOOR REGULATIONS.

21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT FLOORING REGULATIONS.

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26. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT STRUCTURE REGULATIONS.

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29. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT FINISH REGULATIONS.

30. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT PAINT REGULATIONS.

31. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT GLASS REGULATIONS.

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**KEYED CONSTRUCTION NOTES**

1. SEE GENERAL CONSTRUCTION NOTES FOR DETAILS.

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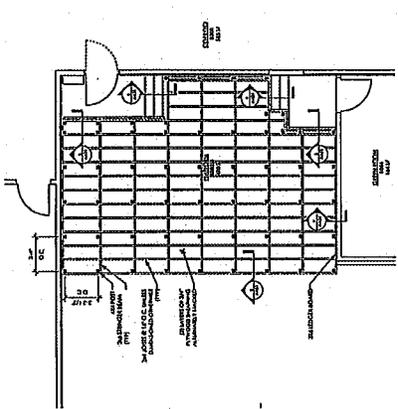
46. SEE GENERAL CONSTRUCTION NOTES FOR DETAILS.

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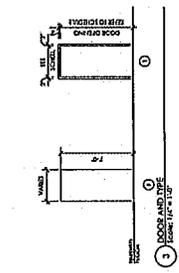
49. SEE GENERAL CONSTRUCTION NOTES FOR DETAILS.

50. SEE GENERAL CONSTRUCTION NOTES FOR DETAILS.



**DOOR AND FRAME SCHEDULE**

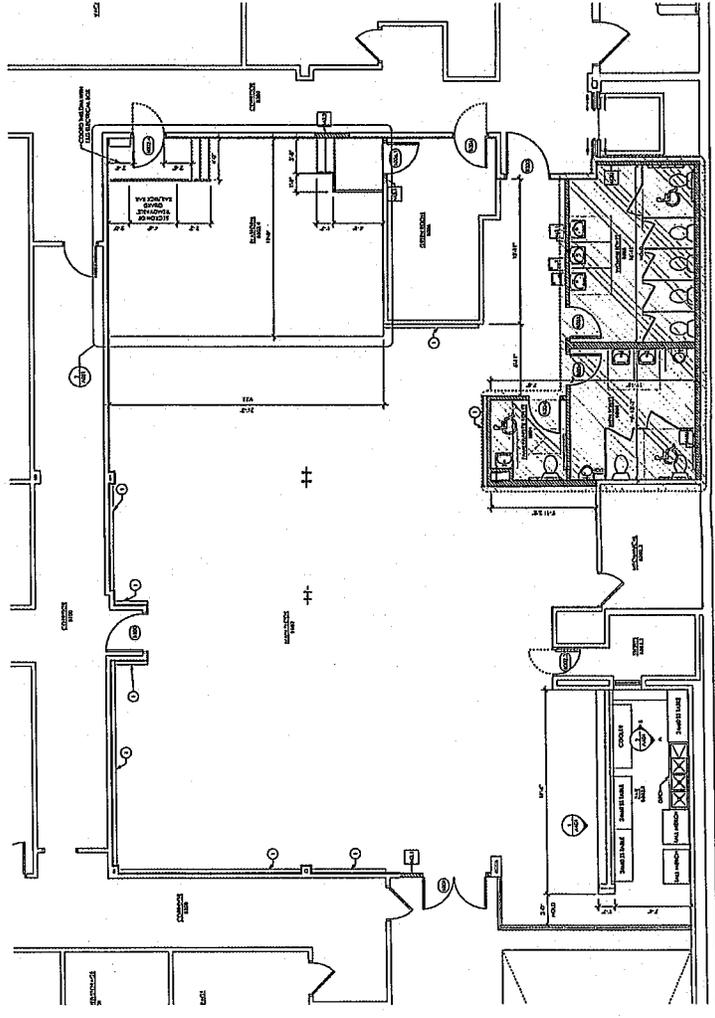
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49	6090	6090	6090	6090	6090	6090	6090	6090
50	6090	6090	6090	6090	6090	6090	6090	6090



1 HEAD AND JAMB DETAILS  
 SCALE: 1/4" = 1'-0"

2 DOOR AND FRAME DETAILS  
 SCALE: 1/4" = 1'-0"

3 PLATEFORM USER BEARING PLAN  
 SCALE: 1/4" = 1'-0"



4 MECH. ROOM CONSTRUCTION  
 SCALE: 1/4" = 1'-0"

**A000**

CONSTRUCTION PLAN

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DATE: 11/15/2023  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 APPROVED BY: D. WYCOT

PROJECT: 11/27/23  
 SHEET: 11/27/23

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**GENERAL DETAIL/ELEVATION NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SCHEDULE.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 ALASKA BUILDING CODE.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 ALASKA ELECTRICAL CODE.
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19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 ALASKA CULTURAL HERITAGE CODE.
20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 ALASKA HISTORIC PRESERVATION CODE.

**MATERIALS AND FINISHES**

1	WOOD	SPRUCE-PINE-FIR
2	WOOD	PINE
3	WOOD	OAK
4	WOOD	BIRCH
5	WOOD	MAPLE
6	WOOD	HICKORY
7	WOOD	WALNUT
8	WOOD	CHERRY
9	WOOD	PLUM
10	WOOD	ALDER
11	WOOD	ASH
12	WOOD	FRAXINUS
13	WOOD	QUERCUS
14	WOOD	CORYLUS
15	WOOD	JUGLANS
16	WOOD	CASTANEA
17	WOOD	FAGUS
18	WOOD	ALNUS
19	WOOD	ULMUS
20	WOOD	CERATOPHYLLUM

**FINISHES**

1	PAINT	PRIMER
2	PAINT	SEMI-GLOSS
3	PAINT	FLAT
4	PAINT	EGG SHELL
5	PAINT	SATIN
6	PAINT	SEMIGLOSS
7	PAINT	GLOSS
8	PAINT	ENAMEL
9	PAINT	ALUMINUM
10	PAINT	STAINLESS STEEL
11	PAINT	COPPER
12	PAINT	NICKEL
13	PAINT	BRASS
14	PAINT	IRON
15	PAINT	STEEL
16	PAINT	ALUMINUM
17	PAINT	STAINLESS STEEL
18	PAINT	COPPER
19	PAINT	NICKEL
20	PAINT	BRASS

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# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Tenant Fit-out for 115 LIVE, LLC at 333 S Salina St, Syracuse				
Name of Action or Project: Tenant Fit-out for 115 LIVE, LLC at 333 S Salina St, Syracuse				
Project Location (describe, and attach a location map): 333 S Salina Street, Syracuse, NY 13202. Corner of S. Salina St and E. Jefferson St.				
Brief Description of Proposed Action: 115 Live, LLC is proposing a new live music entertainment venue in the basement of 333 S Salina St in Downtown Syracuse. The property is within the CBD-R zoning district, which allows 'Indoor Amusement and Recreation' uses, subject to a special use permit. The live music venue will have a total capacity of 390 people. The tenant will have a bar and will offer light food as part of the guest experience.				
Name of Applicant or Sponsor: Acropolis Center, LLC		Telephone: 3153919654 E-Mail: rbenz@acropolisrealtygroup.com		
Address: 115 E. Jefferson Street, Suite 300				
City/PO: Syracuse	State: NY	Zip Code: 13202		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit from the City of Syracuse, Plumbing permit from Onondaga County Plumbing			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .567 acres b. Total acreage to be physically disturbed? _____ .12 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .567 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): 1 apartment on the 2nd floor <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The building is a non-contributing building within the S. Sallna Street historic district. Only exterior "work" is a tenant sign on the prop. b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>RYAN BENZ</u> Date: <u>6/27/22</u>		
Signature: <u><i>Ryan Benz</i></u> Title: <u>COMMUNITY MEMBER</u> <u>ALBOPULIS CENTER, LLC</u>		

Agency Use Only [If applicable]

Project: SP-22-10  
 Date: 10/11/22

**Short Environmental Assessment Form  
 Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?  b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

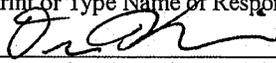
**PRINT FORM**

Agency Use Only [If applicable]

Project:	SP-22-10
Date:	10/11/22

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse Planning Commission	10/11/2022
_____ Name of Lead Agency	_____ Date
Dan Kwasnowski	Director, Syracuse-Onondaga County Planning Agency
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



# Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

41

Heather Lamendola  
Zoning Administrator

October 17, 2022

Ms. Patricia McBride  
City Clerk  
230 City Hall  
Syracuse, New York 13202

Re: SP-22-10 Special Permit for Indoor Amusement and Recreation  
on Property Situated at 333 South Salina Street

Dear Ms. McBride;

On October 11, 2022, the City Planning Commission adopted the above noted resolution. Copies of the resolution are attached.

No one spoke in favor of or in opposition to the proposal.

No waivers from the City of Syracuse Zoning Rules and Regulations, as amended, were granted as part of this approval.

The City Planning Commission requests that the resolution be forwarded to the entire Common Council for consideration.

Sincerely,

Jeffery L. Harrop  
City of Syracuse Office of Zoning Administration

Ends: (6)

Owner/Applicant; Acropolis Center, LLC  
C/O Ryan Benz  
115 East Jefferson Street, Suite 300  
Syracuse, New York 13202

Office of Zoning  
Administration  
201 E. Washington St.  
Room 500  
Syracuse, N.Y. 13202  
Office 315 448 8640  
zoning@syr.gov.net

www.syr.gov.net

32

Ordinance No.

2022

**ORDINANCE AUTHORIZING ACCEPTANCE OF A GRANT NOT TO EXCEED \$50,000 FROM THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE TO BE USED BY THE SYRACUSE POLICE DEPARTMENT FOR ANTI-VIOLENCE INITIATIVES BY THE POLICE ATHLETIC LEAGUE (PAL) AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT OR WRITTEN INSTRUMENTS ASSOCIATED WITH THE GRANT AS NECESSARY**

BE IT ORDAINED, that the Mayor be and he hereby is authorized to submit an application to the New York State Division of Criminal Justice under the Community Policy Development (COPS) Crisis Intervention Teams Program for a grant in an amount not to exceed \$50,000.00 to be used for Anti-Violence Initiatives in the Police Activity League (PAL); said funds shall be used by the Police Department to assist its PAL program by purchasing of equipment, conducting field trips, paying registration fees, marketing the program and other associated expenses; and

BE IT FURTHER ORDAINED, that upon receipt of said grant, the Mayor be and he hereby is authorized to execute a contract or written instruments as approved by the Corporation Counsel; and

BE IT FURTHER ORDAINED, that upon receipt of said funds or any part thereof, associated with the grant, the Commissioner of Finance is authorized and directed to deposit the same in an appropriate account to be determined by him.

42

**1st Deputy Chief**  
Richard F. Shoff, Jr.



**Deputy Chiefs**  
Richard H. Trudell  
Julie L. Shulsky  
Mark M. Rusin

**SYRACUSE POLICE DEPARTMENT**

Joseph L. Cecile, Chief

October 13, 2022

Ms. Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

Dear Clerk McBride:

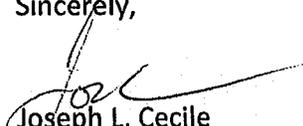
Please prepare legislation for an upcoming meeting of the Common Council authorizing the City of Syracuse to apply for and enter into an agreement with the New York State Division of Criminal Justice Service (DCJS) under the Community Policy Development (COPS) Crisis Intervention Teams Program to receive funds in an amount not to exceed \$50,000.

These funds will be used for Anti-Violence Initiative in the Police Activity League; said funds shall be used by the Department of Police to assist its PAL program with the purchase of equipment and uniforms, conducting field trips, registration fees, marketing and other associated expenses.

No local match is required.

If you have any questions or need any additional information, please contact me at your convenience.

Sincerely,

  
Joseph L. Cecile  
Chief

20

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL  
THE RIGHT, TITLE AND INTEREST OF THE  
CITY OF SYRACUSE IN AND TO 720 ALVORD  
STREET NORTH FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 720 Alvord Street North, being Lot 99, Block 114, Tract Kirkpatrick, Section 007, Block -31, Lot -38.0 (007.-31-38.0), Property No. 0102001000, 33 x 94.87 Wood House to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

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**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 720 Alvord St N TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

720 Alvord St N  
Lot 99 Bl114 Tr Krptk  
007. - 31 - 38.0  
Property #: 0102001000  
33x94.87 Wh  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270  
Fax 315 448 8190

Very Truly Yours  
  
Matthew D. Oja  
Commissioner

assessment@syrgov.net

21

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 817-19 EMERSON AVENUE FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 817-19 Emerson Avenue, being Lot 3 & 4, P 2, Block 15, Tract F Hubbell Sub, Section 112, Block -05, Lot -20.0 (112.-05-20.0), Property No. 0726005400, 75 x 49.50 Angular Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

4/4



# DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 817 - 19 Emerson Ave TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

817 - 19 Emerson Ave  
Lot3&4p2 Bl15 Tr F Hub Su  
112. - 05 - 20.0  
Property #: 0726005400  
75x49.5o Ang Vac Fp34  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270  
Fax 315 448 8190

Very Truly Yours,

Matthew D. Oja  
Commissioner

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 140 MARY STREET FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 140 Mary Street, being Lot 66, Block 120, Tract Wilk Amended, Section 009, Block -16, Lot -17.0 (009.-16-17.0), Property No. 0356002800, 32.50 x 107.25 Wood House and Barn to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

45

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 140 Mary St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

140 Mary St  
Lot 66 Bl12o Tr Wilk Amd  
009. - 16 - 17.0  
Property #: 0356002800  
32.50x107.25 Whxbrn  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

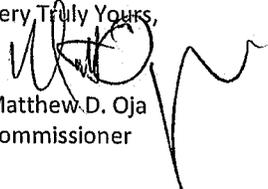
The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270  
Fax 315 448 8190

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

assessment@syrgov.net

23

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 906 MONTGOMERY STREET NORTH FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 906 Montgomery Street, being Lot P 21 & 22, Block 255, Section 094, Block -06, Lot -03.0 (094.-06-03.0), Property No. 1862001000, 46.93 x 112 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

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# DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 906 Montgomery St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

906 Montgomery St  
Lot P21&22 B1255  
094. - 06 - 03.0  
Property #: 1862001000  
46.93x112 Vac  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

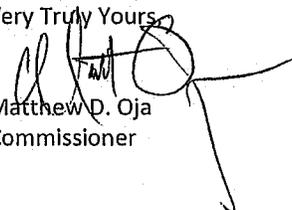
The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270  
Fax 315 448 8190

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

assessment@syrgov.net

24

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL  
THE RIGHT, TITLE AND INTEREST OF THE  
CITY OF SYRACUSE IN AND TO 109 OBERST  
STREET FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 109 Oberst Street, being Lot P 19 & 20, Block 124, Section 009, Block -23, Lot -28.0 (009.-23-28.0), Property No. 0366000200, 40 x 52.50 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

47



**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 109 Oberst St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

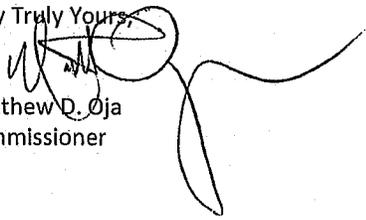
109 Oberst St  
Lot P19&2o Bl 124  
009. - 23 - 28.0  
Property #: 0366000200  
40x52.50 Vac  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270  
Fax 315 448 8190

Very Truly Yours,  
  
Matthew D. Oja  
Commissioner

assessment@syrgov.net

25

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 111 OSTRANDER AVENUE EAST FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 111 Ostrander Avenue East, being Lot P 22, Block 2, Tract Calthrop, Section 076, Block -11, Lot -01.0 (076.-11-01.0), Property No. 1467100500, 23 x 116 Triangular Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 111 Ostrander Ave E TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

111 Ostrander Ave E  
Lot P22 Blk 2 Tr Calthrop  
076. - 11 - 01.0  
Property #: 1467100500  
23x116 Triang Vac  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

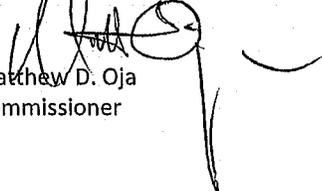
The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 114 RANDALL AVENUE FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 114 Randall Avenue, being Lot 13, Block 8, Tract Bissell & Hunt Amended, Section 078, Block -02, Lot -14.0 (078.-02-14.0), Property No. 1374002300, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

49

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 114 Randall Ave TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

114 Randall Ave  
Lot 13 Bl 8 Tr B&H Amd  
078. - 02 - 14.0  
Property #: 1374002300  
33x132 Vac  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours,

Matthew D. Oja  
Commissioner

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Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 214 STATE STREET NORTH & WILLOW STREET EAST FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 214 State Street North & Willow Street East, being Lot P 1 & 2, Block 29, Section 017, Block -21, Lot -14.0 (017.-21-14.0), Property No. 0986101200, 86 x 110.50 Brick Building to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 214 State St N & Willow St E TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

214 State St N & Willow St E  
Lot P1&2 Bl29  
017. - 21 - 14.0  
Property #: 0986101200  
86x110.50 Br Bldg  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ratio shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours,

Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 109 STEVENS PLACE FOR A TOTAL OF \$151.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 109 Stevens Place, being Lot 18, Tract Giangobbe Revised, Section 059, Block -01, Lot -23.0 (059.-01-23.0), Property No. 1986100500, 33 x 131.35 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus \$150.00 for title work for a total of \$151.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee of \$150.00 deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

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**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

City Clerk Patricia K. McBride  
230 City Hall  
Syracuse, New York 13202

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 109 Stevens Pl TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

109 Stevens Pl  
Lot 18 Tr Giangobbe Rev  
059. - 01 - 23.0  
Property #: 1986100500  
33x131.35 Vac Fp44  
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404 01. A fee of \$150 for title work will be collected and deposited into account 426620 01.

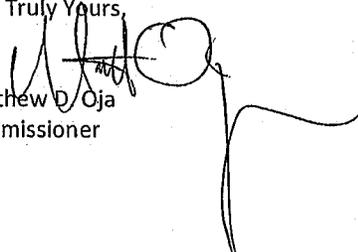
The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Department of  
Assessment  
233 E. Washington St  
City Hall, Room 130  
Syracuse, N.Y. 13202

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

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